




**1/11 Anne Ave, Broadbeach, QLD 4218**

**Sold - \$570,000**

Apartment 2  1  2 



## Prime Location with Massive Up-Side, Beach Side in Broadbeach

Presenting an opportunity to secure a beachside beauty on a prime re-development site. Boutique building of only 5 apartments sitting on 515m2 of prime land a few hundred meters from the sand.

### Open for Inspection

By Appointment.

Spacious 2-bedroom apartment with a good sized bathroom in vintage condition, this apartment has been in the same family for over 40 years - well loved, never been rented but well maintained to the credit of the owners.

Renovate for profit or easily move in the way it is, the choice is yours, it's all the location and the up side. The apartment is complete with access to large lock up storage room and fantastic oversized car space big enough for 2 cars (tandem).

Low body corporate levies @\*\$45 per week, rental appraised @\*\$480 per week if you were looking to set and forget. Zoned 'High Density Residential', this is a prime target for a cashed up developer to snap up, knock over and rebuild.

Classic by design, rare by opportunity this close to the beach, small boutique building, in this price range do not become available often - do not miss this one.

Make no mistake, this will be sold.

Inspection by private appointment, or your welcome at scheduled open home Saturday 10-10:30am.

### Disclaimer:

Important Notice: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate.

Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Broadbeach or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.

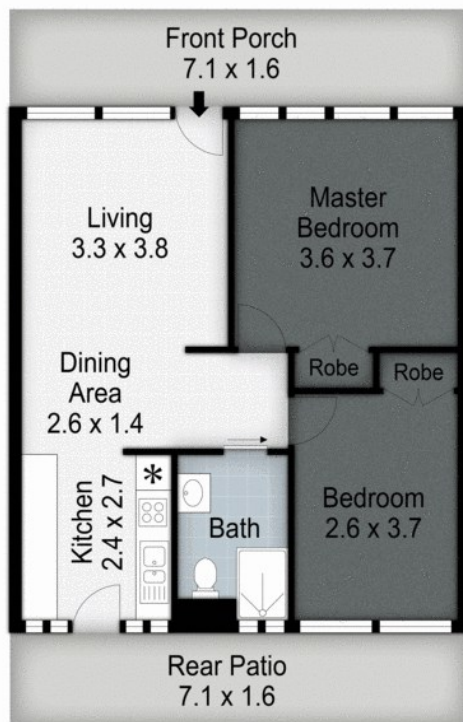
### Listed By

The Office

Phone: (07) 5531 6688

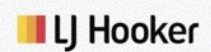


## Floorplan



1/11 Anne Avenue, Broadbeach  
Internal: 60 m<sup>2</sup> | External: 45 m<sup>2</sup> | Apprx Total: 105 m<sup>2</sup>

Matt Conduit  
0418 741 949



Plans shown are only indicative of layout. Dimensions are approximate.