



4C/18 Aubrey Street, **Surfers Paradise**

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180 Degree Views from the Hinterland to the Ocean Without Breaking the Budget

BY APPOINTMENT ONLY - PLEASE CALL TO ARRANGE A TIME - SAM 0404 901 465

100 metres to the beach and offering stunning views over the hinterland, river, cityscape and ocean, this north facing, fourth level apartment presents an incredible lifestyle or investment opportunity at an eye popping price!

- A view from all the rooms that matter (living, dining, kitchen and bedrooms)
- Huge open plan layout takes full advantage the view
- Kitchen overlooks the air-conditioned tiled living, dining and balcony
- Wrap around balcony maximises the 1800 Views
- Great sized master with walk through robe and ensuite
- Second bedroom positioned next to the main bathroom and joins the balcony
- Separate laundry
- Secure underground carpark

**Onsite Facilities:**

- Refurbished secure building
- Outdoor heated swimming pool & waterslide
- Indoor heated swimming pool, spa & sauna
- Full size tennis court
- BBQ area
- Units in complex: 80
- Land Share: 4,048m<sup>2</sup>
- Rental Return: \$380 pw
- Periodic Lease
- Rental Appraisal: \$420 – \$440 pw
- Body Corporate: \$170 pw approx
- Sinking Fund: \$910,254.35 approx

Positioned on the southern end of Surfers Paradise, "The Regent" is 100 metres to the beach and walking distance to both the Cavill Avenue and the centre of Broadbeach (the best of both worlds!). This sought after location maintains the total convenience expected from Surfers Paradise apartment living, without conceding any peace and privacy!

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

**Price Guide Above \$399,000**

ID# 11811100583



**Sam Westaway**  
0404 901 465



"The Regent"  
4C/18 AUBREY STREET  
SURFERS PARADISE 4217



Total Floor Area 125.2m<sup>2</sup>  
Internal Floor Area 104.1m<sup>2</sup>  
U/Cover Patio 21.1m<sup>2</sup>  
Ceiling Height 2.4m  
Single Secure Parking

Onsite amenities:  
Heated Indoor & Outdoor  
Swimming Pool, Spa, Tennis  
Court, Sauna, BBQ Area

