

11/35 SECOND AVENUE | BROADBEACH



2
BED

2
BATH

1
CARS

A FLAWLESSLY PRESENTED, CONTEMPORARY BEACHSIDE APARTMENT

AGENT: Sam Westaway  0404 901 465

 **first national**
REAL ESTATE | On The Coast

BROADBEACH AT YOUR DOORSTEP – THE BEACHSIDE LIFESTYLE AWAITS



WELCOME

On behalf of our vendors and First National On The Coast, we would like to welcome you to our open home.

We conduct our open houses in a way that is non-intrusive to allow you to take your time to look in detail without being pestered by an agent.

When you are ready, feel free to approach me with any questions. Whether you are researching the area for the purpose of buying or selling, we're here to assist you.

Please let us know if you are interested in the home, or if you would like a copy of the sale contract, we can email this to you today.

It is important to note that we are currently running at over a 90% clearance rate for the last 12 month, so it is imperative that you inform us of your interest to allow us to keep you constantly informed on how the sale of this property is progressing. We don't want you to miss out.

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THE SAM WESTAWAY TEAM
We Put You First

PURCHASING DETAILS

SOLICITOR PAUL DENT LAWYERS
(07) 5594 3373
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SOLICITOR QC LAW
KIM OLDROYD
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MORTGAGE BROKER UPROSPER - KIRSTY GRAY
0422 417 108
kirsty.gray@uprospers.com.au
www.uprospers.com.au

BUILDING AND PEST INSPECTOR PREMIER BUILDING REPORTS
Scott Hayes
0412 855 160

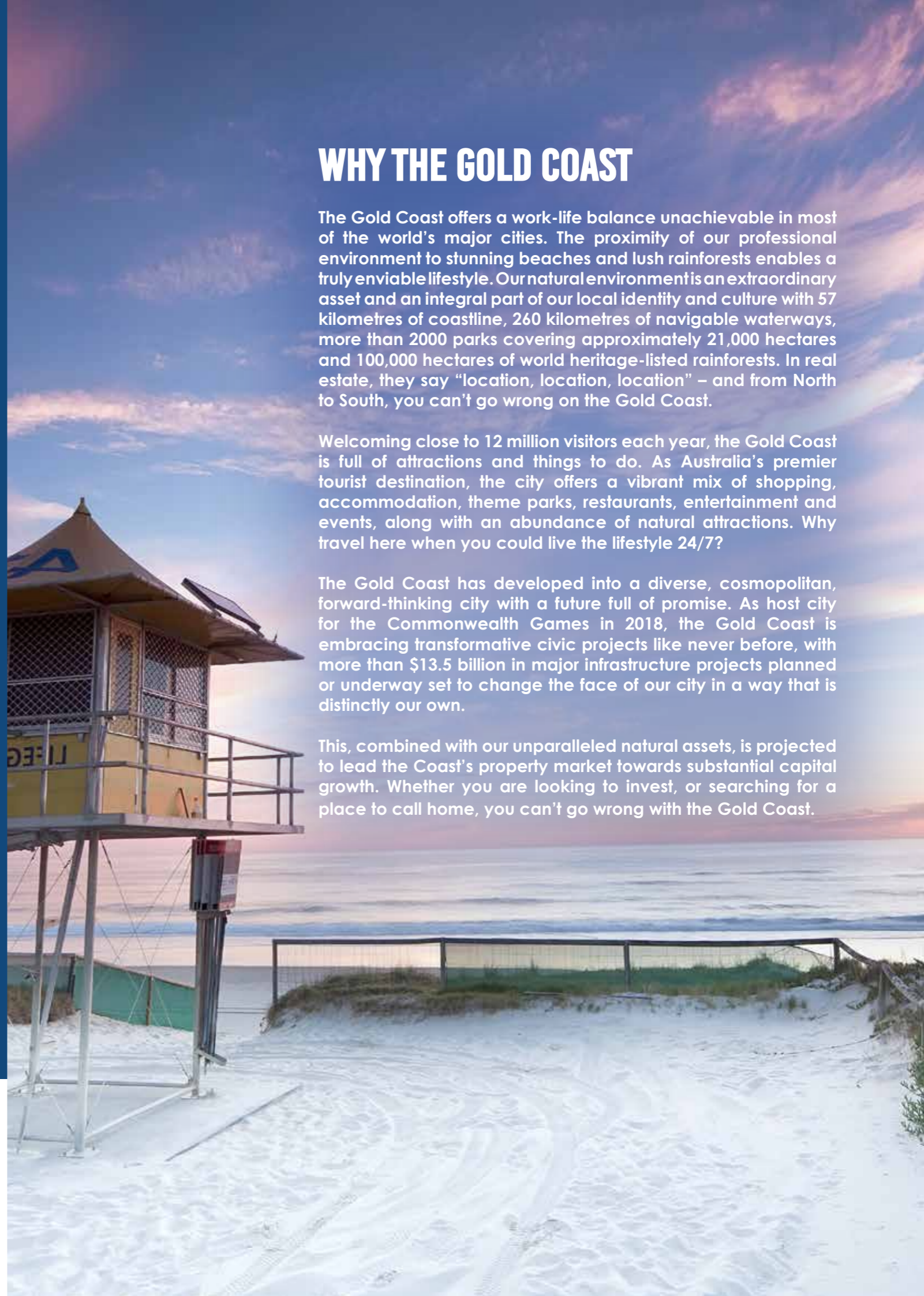
WHY THE GOLD COAST

The Gold Coast offers a work-life balance unachievable in most of the world's major cities. The proximity of our professional environment to stunning beaches and lush rainforests enables a truly enviable lifestyle. Our natural environment is an extraordinary asset and an integral part of our local identity and culture with 57 kilometres of coastline, 260 kilometres of navigable waterways, more than 2000 parks covering approximately 21,000 hectares and 100,000 hectares of world heritage-listed rainforests. In real estate, they say "location, location, location" – and from North to South, you can't go wrong on the Gold Coast.

Welcoming close to 12 million visitors each year, the Gold Coast is full of attractions and things to do. As Australia's premier tourist destination, the city offers a vibrant mix of shopping, accommodation, theme parks, restaurants, entertainment and events, along with an abundance of natural attractions. Why travel here when you could live the lifestyle 24/7?

The Gold Coast has developed into a diverse, cosmopolitan, forward-thinking city with a future full of promise. As host city for the Commonwealth Games in 2018, the Gold Coast is embracing transformative civic projects like never before, with more than \$13.5 billion in major infrastructure projects planned or underway set to change the face of our city in a way that is distinctly our own.

This, combined with our unparalleled natural assets, is projected to lead the Coast's property market towards substantial capital growth. Whether you are looking to invest, or searching for a place to call home, you can't go wrong with the Gold Coast.



FEATURES AT A GLANCE



ABOUT THIS HOME

With not an ounce of work required, this recently refurbished, modern, top (3rd) floor apartment is ready for its new owner to move right in and immediately take advantage of the beachside lifestyle that is on offer.

- Contemporary caesarstone kitchen with glass splashback, stainless steel appliances and soft close cupboards
- Tiled & airconditioned open plan living and dining
- Large master bedroom with walk in robe and stunning ensuite
- Ensuite and main bathroom/laundry are finished to the highest of standards
- Second bedroom serviced by the main bathroom (with separate toilet)
- Beautiful high ceilings throughout
- Fresh carpet (in bedrooms), paint and window fittings
- Large lock up garage within the secure basement carpark
- Future development potential: 1,214m2 block zoned high density residential

Apartments of this quality, in such a sought after beachside location don't come along in an affordable price bracket every day. It is a home that is sure to appeal to a wide array of buyers and it will certainly not disappoint.

LOCATION

Positioned in one of the Gold Coast's premier suburbs, this apartment offers everything you could need, right on your doorstep. Within a kilometre radius (all well within walking distance) you will find some of the coasts best cafés and restaurants, Broadbeach CBD, light rail stations, Oasis Shopping Centre, numerous family friendly parks and of course the beach.

WHAT THEY LOVE ABOUT THE HOME

- Being able to walk to the beach
- Having a long list of public amenities, restaurants, shops and Broadbeach CBD within walking distance
- The clean, contemporary, top end refurbishment
- The luxury of having an ensuite and a second bathroom
- Being positioned within a quiet cul-de-sac

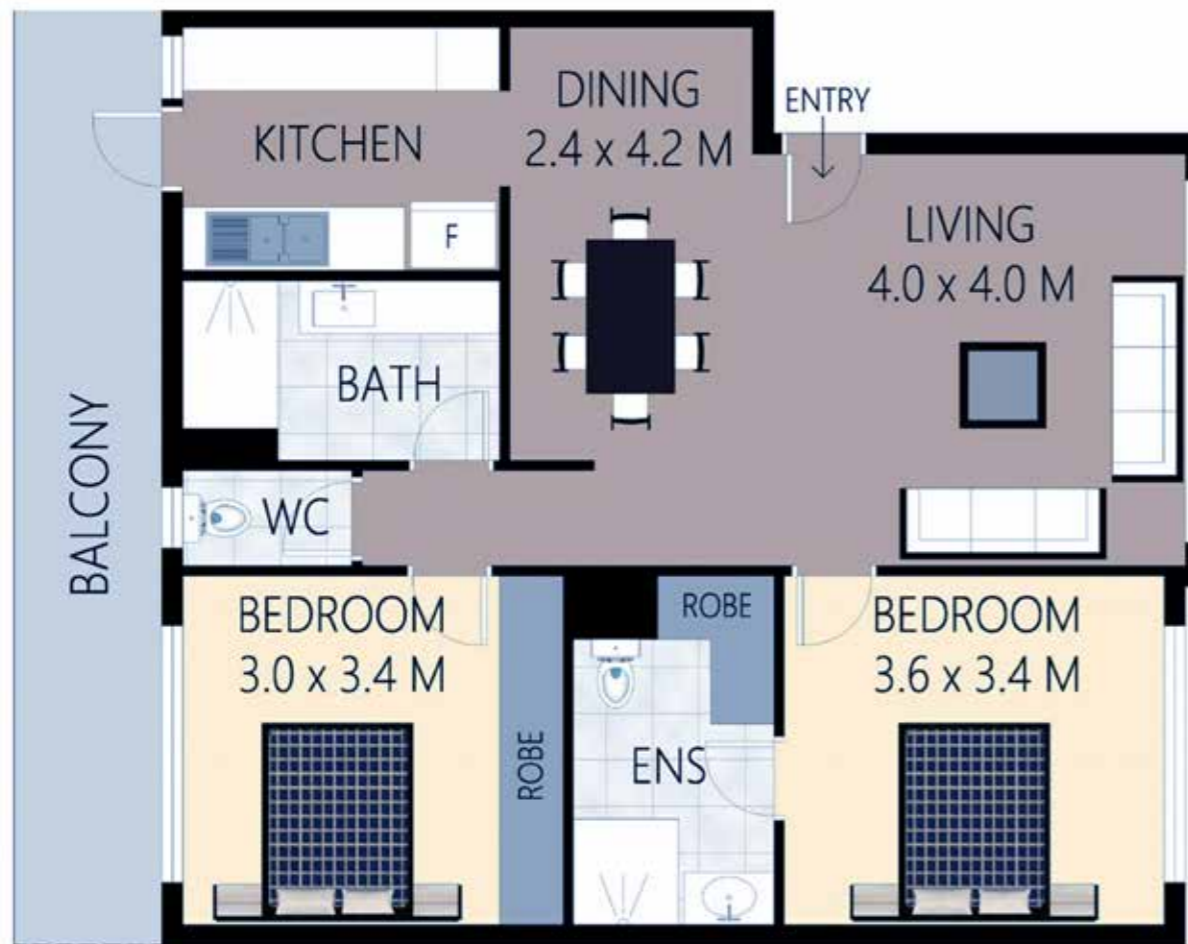
- ◆ LAND SHARE 1,214 m²
- ◆ UNITS IN COMPLEX 12
- ◆ RENTAL APPRAISAL \$440-\$460 per week
- ◆ WATER RATES \$1,641 pa approx
- ◆ COUNCIL RATES \$1,743 pa approx
- ◆ BODY CORPORATE \$60 per week approx
- ◆ SINKING FUND \$13,794.40 approx
- ◆ YEAR BUILT 1975

WORDS THAT DESCRIBE THIS PROPERTY

CONTEMPORARY
QUALITY
CONVENIENCE
PRIVATE
AFFORDABLE
BEACHSIDE

FLOOR PLAN

PROPERTY INCLUSIONS



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INTERNAL : 82 SQ.M.
BALCONY : 12 SQ.M.

KITCHEN

- Delonghi 450mm freestanding stainless steel dishwasher
- Delonghi 600mm slideout rangehood stainless steel
- Delonghi 600mm ceramic electric hi-light cooktop
- Delonghi 600mm multi function stainless steel oven
- Delonghi 25 litre grill / convention / microwave stainless steel oven
- 980mm double bowl flushline sink
- Medea square gooseneck sink mixer
- 12 volt down lights
- Large pantry
- Security screen on window
- Security screen door
- Caesarstone bench top
- Glass splashback
- Soft close cupboards

LOUNGE/DINING ROOM

- Stainless steel fan
- Air conditioner
- 12 volt down lights
- Fly screens
- Tiled floor
- Roller blinds

MAIN BEDROOM

- 12 volt down lights
- Stainless steel fan
- Fly screens
- Large mirrored walk in wardrobe
- Black out roller blinds
- Godfrey Hirst heavy duty 6 star rating luxury cut pile carpet installed on 10mm bonded foam underlay

ENSUITE

- Grohe Bauflow basin mixer
- Grohe Bauflow shower mixer
- Caroma Quatro shower on rail
- Caroma Galaxie 900mm double towel rail
- Caroma Galaxie toilet roll holder
- Caroma Galaxie 500mm glass shelf
- Caroma Galaxie towel ring

- Caroma Cosmo soap basket
- Stylus Venecia back to wall toilet suite
- Porcelain floor to ceiling tiles
- Cibo Essence 750mm shaving cabinet
- Cibo slick 750mm wall hung vanity
- Exhaust fan
- 12 volt down lights

SECOND BEDROOM

- 12 volt down lights
- Godfrey Hirst heavy duty 6 star rating luxury cut pile carpet installed on 10mm bonded foam underlay
- Stainless steel fan
- Security screen on the windows
- Large mirrored wardrobe
- Black out roller blinds

SECOND BATHROOM/ LAUNDRY

- 12 volt down lights
- Grohe Bauflow basin mixer
- Caroma II 415mm above counter basin
- Caesarstone bench top
- Grohe Bauflow shower mixer
- Caroma Quatro shower on rail
- Caroma Galaxie 900mm double towel rail
- Caroma Galaxie 500mm glass shelf
- Caroma Cosmo soap basket
- LG 7kg intellowasher washing machine
- Fisher & Paykel auto dryer
- Floor to ceiling tiles
- Security screen on the window

SEPARATE TOILET

- Security screen on the window
- Floor to ceiling tiles
- 12 volt down lights

MISCELLANEOUS

- New Rinnai Hotflo 160 litre hot water system
- Rear balcony
- Secure lock up garage within the secured basement

THE BUILDING - ROSE COURT

- Secure basement carpark
- Security front doors
- Newly painted stairwells
- Newly laid carpet in stairwells
- Fully maintained gardens
- Rear balcony
- Internal block rendered walls
- Large rear grassy yard
- Development Zone: High Density Residential

CLOSE TO ME

PUBLIC TRANSPORT

- 150m - Bus line 705, TX2 & TX3
- 170m - Florida Gardens Station (Light Rail & Bus line 700)

RESTAURANTS & CAFÉS

- 80m - Noodle Box
- 80m - Sushi Train
- 120m - Crown Plaza
- 200m - Metro Coffee
- 290m - Lolos Café
- 490m - Elk Espresso
- 950m - Broadbeach CBD (take your pick!)
- 1.9km - Surfers Paradise CBD (take your pick!)

LOCAL PARKS & AMENITIES

- 70m - Cascade Gardens
- 300m - Broadbeach Park
- 300m - Broadbeach Bowls Club
- 400m - The Beach
- 500m - Broadbeach SLSC
- 870m - Gold Coast Exhibition and Convention Centre
- 950m - Broadbeach CBD
- 1.2km - Kurrawa SLSC
- 1.3km - The Star Casino
- 1.9km - Cavil Avenue, Surfers Paradise

SHOPPING CENTRES

- 170m - Coles Express Convenience Store
- 190m - Spa Express Convenience Store
- 1.2km - Oasis Shopping Centre
- 1.8km - Pacific Fair Shopping Centre

PURCHASING STEPS



STEP 1: PROVIDE AGENT WITH YOUR FULL DETAILS SUCH AS:

- Full names including any middle names of all parties to be listed on the contract
- The deposit amount (maximum 10% of purchase price) and the method in which you will pay (eg: electronic transfer)
- The name of your chosen conveyancer (can be decided later)
- Name and contract details of your lending institution (if required)
- Determine if your contract will be subject to any conditions
- Determine what your settlement terms will be

STEP 2: DECIDE IF YOU ARE GOING TO OBTAIN A BUILDING AND PEST REPORT

Before purchasing any property (in particular a stand along home) most buyers will elect to obtain and independent Pest and Building report from a qualified inspector. Please note that this report is a complete list of defects on the home and is very different to the feature brochure received by our agency. The purpose of this report, is to uncover any major structural defects or serious termite activity in the home. Most buyers are shocked with the report they receive on any property as it can very easily be misinterpreted, e.g. "the home is 34 years old and there is some cracked tiles and some of the kitchen cabinetry is jamming" This is very typical for a home of this age and is a maintenance issue rather than a major structural defect, the point to remember here is that all homes at one time or another require maintenance, and this is known as capital improvement.

STEP 3: CONFIRM YOUR TIMEFRAMES FOR YOUR TERMS AND CONDITIONS

- Building & Pest inspection (standard term – 7days from contract date)
- Finance (standard time – 14 days)

STEP 4: NOTIFY YOUR LENDING INSTITUTE OF YOUR PURCHASE DETAILS (IF REQUIRED)

It is advised that a pre- approval of finance from your lending institute should be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet may require a valuation. Don't be alarmed if your lending institution request a valuation by a registered property valuer. This is normal practise of lending institutions, and serves as confirmation of the agreed sale price. Ensure that your lending institute has factored in stamp duty & mortgage insurance calculations into your loan.

STEP 5: MEET WITH THE AGENT TO MAKE A FORMAL OFFER

Once you have decided on the terms of your offer, it is important to make your offer formal by way of stipulating your terms on contract. Remember, a verbal offer is only worth the paper it is written on and may not be taken seriously by the vendor.

STEP 6: NEGOTIATING A PURCHASE

Once your offer has been presented to the vendor, both parties will need to negotiate until an acceptable price has been found and each party is happy. It is important you have done your research so your offer reflects the comparable market evidence in the area, not too high, not too low.

IN SUMMARY

Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and in need of advice, please feel free to contact myself or any of my team with questions that you may have.

We are available to assist you.

SURROUNDING SALES EVIDENCE

	ADDRESS	BEDS	BATHS	CARS	LAND SHARE	SOLD DATE	SOLD PRICE
1	4/16 Rosewood Avenue, Broadbeach	2	2	1	647m ²	21 Apr 17	\$415,000
2	6/17 Britannia Avenue, Broadbeach	2	1	1	607m ²	17 Mar 17	\$422,000
3	4/10 Jubilee Avenue, Broadbeach	2	2	1	607m ²	18 Jul 17	\$445,000
4	7/156 Surf Parade, Broadbeach	2	2	1	1,268m ²	3 Feb 17	\$450,000
5	9/141 Surf Parade, Broadbeach	2	2	1	1,206m ²	7 Apr 17	\$470,000
6	3/32-36 Second Avenue, Broadbeach	2	2	2	1,767m ²	10 Mar 17	\$485,000



1



2



3



4



5



6

The above 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 enquiries in order to determine whether or not this information is in fact accurate.

NOTES:

THE SAM WESTAWAY TEAM
We Put You First