

FOR SALE



## 1204/22 Surf Parade, Broadbeach

Welcome to a rare gem on the 12th floor of 'Sierra Grand' in beautiful Broadbeach, Queensland. This spacious 133sqm apartment is a harmonious blend of beachside serenity and urban convenience, offering a lifestyle unlike any other. Upon entering, you'll be enchanted by the bright and inviting ambiance of this freshly painted residence with warm timber flooring throughout. The star of the show is the fully custom-built kitchen, thoughtfully designed to maximise storage while exuding modern elegance. It effortlessly overlooks the open living area and extends seamlessly to your private entertainer's balcony, where you can bask in the breathtaking ocean views.... Apartment 1204 boasts two generously sized bedrooms with built-in wardrobes, both offering direct access to the balcony. Additionally, there's a versatile large open space which can be easily converted to a third bedroom or used as an office or

2  2  1 

**Price:** \$1,340,000  
**View:** <https://remaxpropertycentre.com.au/7763806>

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**1204/22 SURF PARADE, BROADBEACH**

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mounfort Media gives no guarantee or warranty over the accuracy of this plan.



INTERNAL AREA:	111M <sup>2</sup>	
EXTERNAL AREA:	20M <sup>2</sup>	
TOTAL AREA:	131M <sup>2</sup>	
		
<b>2</b>	<b>2</b>	<b>1</b>