

# BOURKE



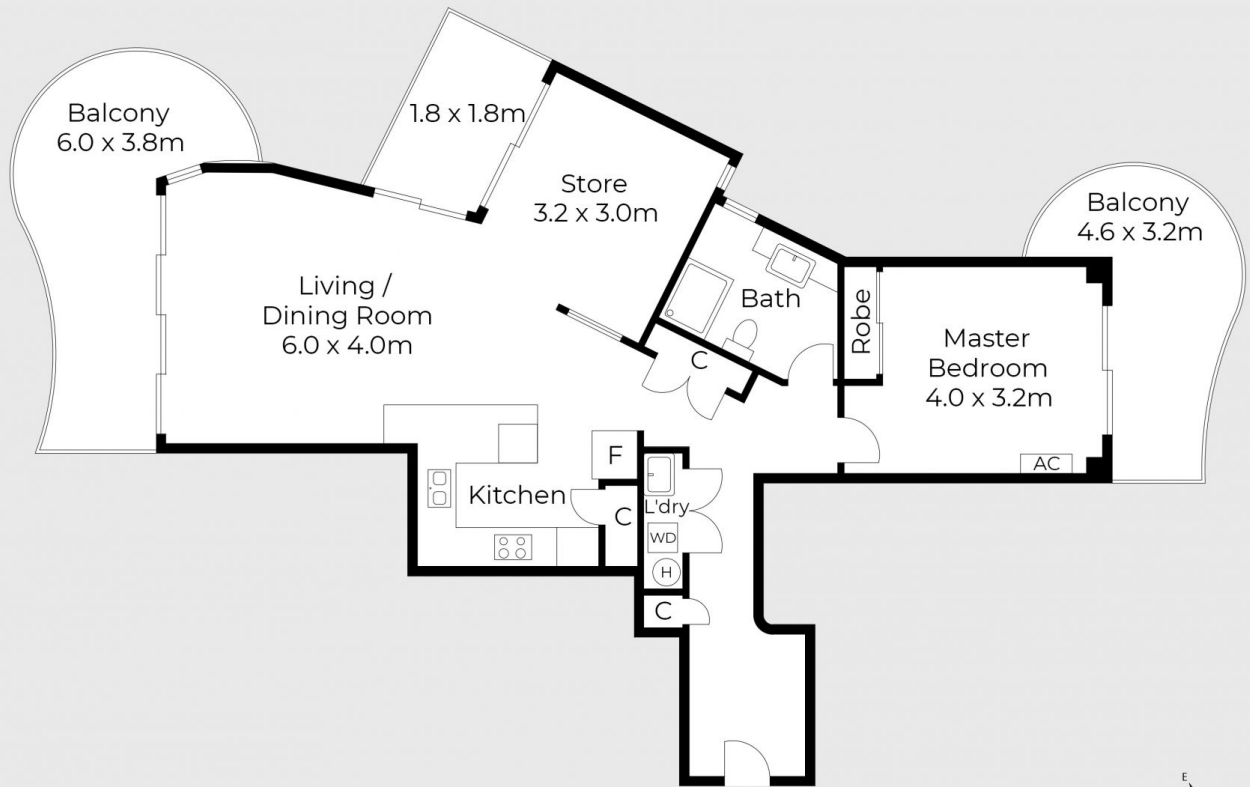
2414/24 Queensland Avenue Broadbeach QLD

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The Phoenician is all about location and lifestyle. It is the beating heart of Broadbeach and owning or investing in this location offers numerous advantages. A quick trip down the lift and you are on Surf Parade with an abundance of restaurants and cafes, shopping at the Oasis centre, a 200m walk to the beach, a short tram ride to Pacific Fair or walk across the highway to the Star Casino. The abundance of choice and lifestyle options this location presents is what makes the Phoenician such a sought-after destination. These factors also ensure above average occupancy rates and therefore great rental returns.

This 1 + 1 apartment on the 4th level of the North Tower is in pristine condition and boasts 3 balconies making the most of the various aspects and surrounding views. The layout provides seamless living and the extra space can be utilised as an additional bedroom or study. The unit also

**Price** : \$ 615,000  
**Building Size** : 102 sqm  
**Land Size** : 7700 sqm  
**View** : <https://www.bourkeqld.com.au/sale/qld/gold-coast/broadbeach/residential/unit/7523017>



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

APPROXIMATE AREA  
 LIVING AREA : 73 m<sup>2</sup>  
 TOTAL AREA : 100 m<sup>2</sup>



### Unit 2414 The Phoenician

Internal Size: 72sqm | External: 28sqm | Total Size: 100sqm

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