

The image shows the interior of a spa or salon. On the right side, there is a long row of pedicure chairs with brown leather upholstery and built-in footbaths. The chairs are arranged in a line, and some have white towels draped over them. The floor is made of light-colored square tiles. On the left side, there are treatment tables with wooden tops and metal frames. Some tables have various spa products and equipment on them. In the background, there is a reception desk and a large glass entrance door that looks out onto a street with parked cars. The ceiling has recessed circular lights and some decorative elements like blue and silver tinsel. The overall atmosphere is clean and professional.

**RayWhite.**

**LOT 7, PHOENICIAN NORTH  
24-26 QUEENSLAND AVENUE  
BROADBEACH QLD 4218**

For Sale via Public Auction

11am Thursday 8 April 2021

Gold Coast Turf Club, Racecourse Drive, Bundall QLD

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**PETER LAUDIHKOS**

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7/24-26  
Queensland Ave  
Broadbeach

## THE OPPORTUNITY

Peter Laoudikos, from Ray White Commercial Gold Coast, is pleased to offer to the market this exceptional commercial opportunity for investors or owner occupiers. Located in one of the Gold Coast's favourite and highest foot traffic areas, this is a no brainer!

Key features:

- Being sold vacant possession
- 60m<sup>2</sup> strata area plus alfresco seating
- Well positioned within the Gold Coast's favourite retail /dining precinct
- 3 phase power
- Split system air conditioning
- Shared amenities
- Signage above tenancy
- Motivated owner

Offered for sale via Public Auction to be held **11am Thursday 8 April 2021** at the Gold Coast Turf Club, Racecourse Drive, Bundall QLD.

For more information or to arrange a private inspection, please contact the exclusive marketing agent, Peter Laoudikos on 0422 118 288.

*Property location indicative only*

# EXECUTIVE SUMMARY

<b>Address</b>	Lot 7, 24-26 Queensland Avenue Broadbeach QLD 4218 (Alternate Address: 106 Surf Parade, Broadbeach)
<b>Property Description</b>	A 60m <sup>2</sup> strata titled unit occupying a prime ground floor location within the 'Phoenician' building in the heart of Broadbeach. The property comprises a well appointed fit-out and includes some alfresco amenity. The property is being sold with vacant possession.
<b>Real Property Details</b>	Lot 7 on BUP 106374
<b>Strata Area</b>	60m <sup>2</sup>
<b>Local Planning Scheme</b>	Gold Coast City Plan 2016
<b>Zoning</b>	Centre
<b>Local Authority</b>	Gold Coast City Council
<b>Interest for Sale</b>	100% of strata lot
<b>Tenure</b>	Vacant Possession
<b>Method of Sale</b>	Public Auction to be held 11am Thursday 8 April 2021 at the Gold Coast Turf Club, Racecourse Drive, Bundall.
<b>Marketing Agent</b>	Peter Laoudikos Commercial Sales Ray White Commercial Gold Coast M 0422 118 288 E peter.l@rwsp.net

**Important:**  
Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.





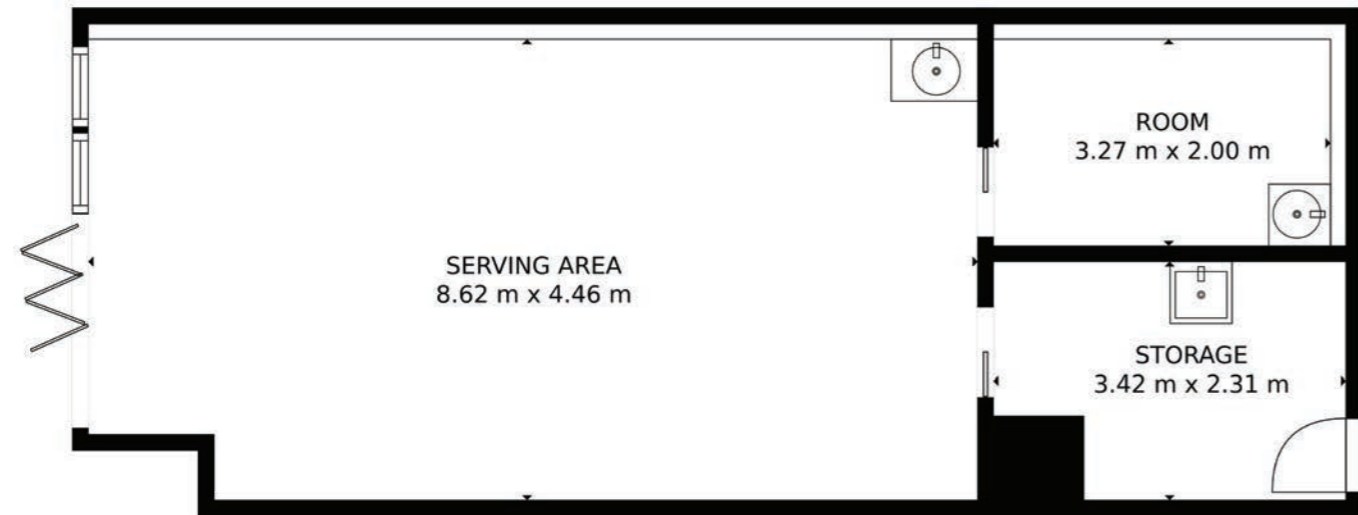
## OUTGOINGS

Estimated Outgoings 2020/2021	
Expense Item	\$ Per Annum
Council Rates	\$4,175.76*
Water Charges	\$1,501.60*
Body Corporate Levies	\$9,759.47*
<b>Total Estimated Outgoings</b>	<b>\$15,436.83*</b>

The above figures are estimated values of outgoings per annum based on the information provided to us at March 2021 and include discounts available if payment is made by the due date. These figures are estimates only.

# PROPERTY PARTICULARS

Indicative Floor Plan



RayWhite.

GROSS INTERNAL AREA  
FLOOR 1: 55 m<sup>2</sup>  
TOTAL: 55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

7/24-26 Queensland Ave  
Broadbeach





## LOCATION

Broadbeach is an established and highly regarded residential and tourist locality, sitting just 6 kilometres\* south of Surfers Paradise. The area has seen a lot of growth and redevelopment over the last few years, particularly as Pacific Fair Shopping Centre and The Star Gold Coast have been upgraded and expanded.

Broadbeach is a well established local service centre with a wide range of businesses providing convenience retail, restaurants, takeaway food, community services and leisure commercial. There is a strong restaurant and bar culture that maintains activity into the evening.

The subject property is strategically located in the heart of Surf Parade, one of the Gold Coast's most tightly held addresses, with easy access to a fantastic array of cafes, restaurants, bars, shopping and beaches.

The property also has excellent access to public transport with the light rail corridor with the closest station being Broadbeach North, approximately 300m\* to the west. The Broadbeach South Station (also in close proximity) is an intermodal transport hub supporting numerous bus services linking to other areas of the City (north, south and west) including the heavy railway stations to the west.

The following infrastructure and amenities are located within **walking** distance from the property:

- The Oasis Shopping Centre, within 2mins\*
- Broadbeach G:Link North station, within 4mins\*
- The Gold Coast Convention & Exhibition Centre, within 5mins\*
- Kurrawa Surf Club / patrolled beach, within 7mins\*
- The Star Gold Coast, within 8mins\*
- Pacific Fair Shopping Centre, within 10mins\*
- Broadbeach G;Link station, within 10mins\*

The following infrastructure and amenities are only a short **drive** from the property:

- Surfers Paradise, within 6mins\* (by car)
- Burleigh Heads, within 12mins\* (by car)
- Numerous state and private schools, within 10mins\* (by car)
- Robina Public Hospital, within 20mins\* (by car)
- Gold Coast International Airport, within 30mins\* (by car)

All distances are estimated distances from the subject property.  
Source: Google Maps 03/2021

## LOCAL AMENITY

### The Oasis Shopping Centre

The Oasis offers a unique dining experience with an array of specialty stores and the added convenience of Woolworths. Retailers include Priceline Pharmacy, Commonwealth Bank, Australia Post, a dry cleaner, a florist and much more. The centre also has an extensive medical precinct, which includes doctors, dentists, pathology services, podiatric, naturopathic and physio professionals as well as gyms, massage and yoga classes.

### Pacific Fair Regional Shopping Centre

Pacific Fair is one of Australia's largest retail centres with more than 400 stores, cinemas, and casual dining. The centre offers an expansive collection of luxury, iconic global brands and leading Australian retailers. The centre includes an outdoor leisure and entertainment precinct as well as casual dining precinct.

### Gold Coast Convention & Exhibition Centre

Gold Coast Convention and Exhibition Centre (GCCEC) is the Gold Coast's premier event venue and Australia's largest regional convention centre. The Centre hosts renowned national and international conferences, exhibitions, concerts, sporting events and more. The GCCEC is within walking distance to tourism hotspots, accommodation, premium shopping facilities and convenient public transport.

### The Star Gold Coast

The masterplan for the staged re-development of Jupiters Island at Broadbeach provides for the construction of up to five new towers (hotel and residential); vibrant new restaurants and bars; re-energized gaming and entertainment areas and world class resort facilities. Two new towers, including the Dorset Hotel, are under construction.

### Broadbeach Dining / Cafe Precinct

The vibrant commercial / retail heart of Broadbeach has undergone a huge transformation over the past 10 years to be one of the most active dining and cafe precincts on the Gold Coast. Broadbeach is a food lover's mecca, with everything from Bavarian to Middle Eastern, through to high-class Japanese.



The Oasis Shopping Centre



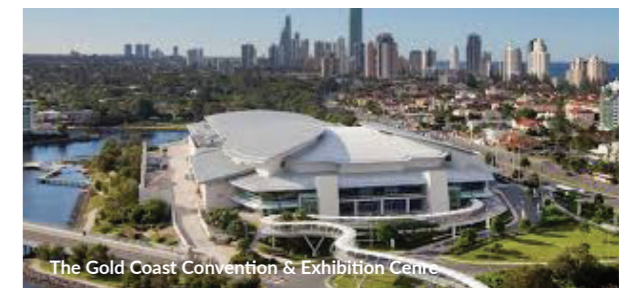
Pacific Fair Shopping Centre



The Star Gold Coast



The Star Gold Coast



The Gold Coast Convention & Exhibition Centre



Broadbeach Dining



7/24-26  
Queensland Ave  
Broadbeach



## LEGAL DISCLAIMER

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2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.

3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.

4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.

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6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only

information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.

7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.

8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.

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