



For Sale



## Prime Riverfront Living with Stunning Eastern Views

Positioned on the prized eastern corner of the tightly held Waterways building, this 2 bedroom furnished riverfront apartment captures stunning views and an enviable coastal lifestyle.

Set within a predominantly residential, pet-friendly complex, the location is second to none, just moments to supermarkets, cafes, restaurants, boutique shopping, Budds Beach and the light rail.

The spacious main bedroom features a generous walk-in robe and private ensuite, while the second bedroom is perfectly positioned adjacent to the main bathroom and separate laundry, ideal for guests or shared living.

A standout feature is the oversized, usable balcony, offering the perfect place to unwind and take in the

### PRICE

Offers Over \$850,000

### ADDRESS

16/40 Ferny Avenue, Surfers Paradise, QLD 4217

### AGENTS

**Patty Sinnamon** - 0418739677

[psinnamon@professionals.com.au](mailto:psinnamon@professionals.com.au)

**Adele Drennan** - 0418766712

[adrennan@professionalssurfers.com.au](mailto:adrennan@professionalssurfers.com.au)

### Newlands Real Estate

2 Elkhorn Avenue, Surfers Paradise QLD 4217

0755921464

[www.professionalssurfersparadise.com.au/1410831](http://www.professionalssurfersparadise.com.au/1410831)



Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

