

# WILLCOX



## 46/22 Montgomery Avenue Main Beach QLD

2 2 1

Situated in the highly sought after 'Waratah' building within the exclusive Main Beach precinct, this newly renovated light-filled Hamptons style apartment offers two bedrooms, master with large walk-in robe and ensuite, its own private balcony with moveable shutters, offering views to the Hinterland and Surfers Paradise, open plan living and dining area, which extends from the modernised kitchen with ample bench space, storage and Bosch appliances.

The large open plan living area has its own built-in cabinetry and is fully wired for audio visual/TV and stereo and flows directly out onto the north facing private wrap around balcony (with moveable shutters for privacy) taking in the spectacular views of the Broadwater and beyond.

The Waratah is ideally located just a two-minute walk away from Tedder Ave cafes, restaurants and boutiques, Surf

**View :** <https://www.willcoxestateagents.com.au/sale/qld/gold-coast/main-beach/residential/apartment/7242050>



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Internal 186m<sup>2</sup> External 44m<sup>2</sup> Total 230m<sup>2</sup>

46/22 Montgomery Avenue, Main Beach

2 x 2 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.