

**1004/33 Clark Street, Biggera Waters, Qld 4216**



## **Apartment For Sale**

Tuesday, 17 October 2023

1004/33 Clark Street, Biggera Waters, Qld 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Apartment**



Greg Yang

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## Contact Agent

1004/33 CLARK ST, BIGGERA WATERS 2 x Oversized Bedrooms 2 x Bathrooms 2 x Big Size Balconies 1 x Carpark Living Area: 119 m<sup>2</sup> Be quick to secure this beautiful spacious ground floor 2 bedroom unit before it goes. Only a few streets back from the Broadwater. Beautifully presented and lovingly looked after, modern and bright unit in a fully gated, security complex with On-site Managers and Security Patrol at night. This stylish apartment has always presented as a show home with modern quality improvements in bathrooms and kitchen. Features a generous open plan kitchen with breakfast bench, lounge/living and dining area with plenty of natural light and opens out onto a good sized north east facing balcony, just tucked away enough to be quiet and private. Ultra convenient location and secure suburb, within walking distance to the beautiful Broadwater, cafes, restaurants and shops. Public transport perfect for commuters is available with 2 Bus Stops at our door step, and for those with their own car, only a 5 minute drive to the iconic Harbour Town Premium Outlet Centre. Also a 5 minute walk to Metro Shopping Centre, Coles Express Service Station next door, easy and quick access to the Southport Business Hub, Helensvale Train Station, Australia Fair, Runaway Bay and the M1 Highway to Brisbane. A good choice of Public and Private Schools and Daycare Centres, and only 3.9kms to Griffith University and the Gold Coast University Hospital. (Only 10 mins driving to GCUH) 5 mins walking distance to the beach. Property Features\* Front big balcony plus the the second balcony on the back\* Master Bedroom: Large 18 M<sup>2</sup> bedroom with plenty of space for a King-sized bed, bedside tables and Study Area with Desk. Also accommodated an entertainment unit to house a large TV. Plenty of storage space with full wall built-in mirrored wardrobe.\* Well presented ensuite Bathroom with Hand-Held Shower rose and massager, large Vanity with cupboards under and Toilet and room for a good sized Laundry Hamper.\* Second Bedroom: Another good size room when furnished fits a Queen-sized bed with bedside tables, entertainment unit and TV, and Bookshelf/Cupboard. Plenty of storage with full wall built-in mirrored wardrobe.\* Main Bathroom with Bath, Hand-Held Shower rose with massager for comfort and easy cleaning, large Vanity with cupboards under and Toilet.\* Laundry/Broom Cupboard with Hot Water System.\* Large Linen/Storage Cupboard with sliding doors, houses Fuse Box.\* Kitchen. Well appointed, open plan with good quality benchtops and functional breakfast bar and timber style panelling, Oven, Glass Cooktop, Dishwasher and oodles of storage.\* Open plan Living/Entertainment, Dining area which opens to a good sized balcony where you can have a sunbake in private or sit in the quiet to read a book.\* Ducted Air conditioning.\* Remote Controlled Smoke Alarm System.\* Intercom system for added security.\* Security Gates to complex with scanner access.\* Underground Security Parking with scanner access. Other Facilities\* 1 x Saltwater big swimming pools with Ladies and Mens Showers, Dressing Rooms and Toilets\* Heated Spa\* Steam Room/Sauna\* Gym\* BBQ Entertainment Areas\* Media/Cinema/Games Room\* 24 hour On-site Managers\* Gated community\* Nightly Security Patrols\* NBN Internet access Anything and everything you would want for permanent, laid back living or the perfect property to rent out. Take advantage of this great investment opportunity during a real estate boom where properties and bargains are hard to acquire unless you act quickly. Properties on the Gold Coast are being snapped up by overseas and interstate investors online without personal inspection and this is the perfect property if you are looking to enter the market. Extra Information \* Body Corporate \$108 per week including the water usage\* Rent can reach \$650 per week for this apartment based on the current rental market Please call 0430 241 109 to make the time for the inspection! (Listing ID: 21121920)