

# 110/430 Marine Pde, Biggera Waters, Qld 4216

@realty

## Apartment For Sale

Thursday, 18 January 2024

110/430 Marine Pde, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 113 m2

Type: Apartment



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## OFFERS OVER \$785,000

A perfectly positioned ground floor apartment designed to take advantage of its location, only metres from the beautiful waters of the Broadwater. Cool ocean breezes flow through this stunning, spacious apartment. Offering a generous open plan layout this apartment has a modern and stylish feel. The large, fully tiled living/dining area has extra high 3 metre ceilings and a full wall of mirrors to maximise the feeling of space and light and reflect the views. The white galley kitchen has ample storage, stone benches, mirrored splashbacks, stainless steel appliances and gas cook top. The good-sized Master bedroom, has direct access to the terrace via full height glass stacking glass doors, walk - thru robe and ensuite bathroom. The 2nd bedroom has triple extra-large robes and large open window to living/dining area with stacking obscured glazed panels. The living/dining area leads straight out through floor to ceiling stacking patio doors to an extremely large terrace. You can enjoy the privacy of the spacious terrace behind the Hibiscus hedge screening, whilst relaxing on your outdoor couches, entertaining your friends, whilst still having privacy. With plenty of space for BBQ, outdoor dining and lounges, it's ideal for entertaining family and friends. So just sit back and relax with a glass of champagne and enjoy the views. The oversized terrace spans the full width of the apartment and with direct exclusive access to the pool area from your own secure gate, entertaining your family and friends will be a delight. The apartment can be sold fully furnished. Designed for casual, relaxed living, these apartments are aimed at the discerning owner-occupier or the astute investors looking for long term tenants or a holiday rental option. Silvershore is situated only metres from the beautiful waters of the Broadwater. Apartment Features • 3m Ceilings • 2 bedrooms, 2 bathrooms • Master bedroom with walk-thru robe, en-suite - twin basins & walk-in shower, direct access to balcony • Fully equipped kitchen with quality European stainless-steel appliances • Fully tiled living area • Ducted personal control air-conditioning • Separate 'European' laundry • 1 basement secure parking space and separate visitor car parking • Currently vacant - the apartment could rent for around \$800pw+ in the current rental market Building facilities include - • Residents lounge • Private gymnasium & Sauna • Resort style pool • Heated spa • Outdoor poolside BBQ and entertainment terrace. Plus 2nd garden BBQ area • Extensive landscaped gardens • Audio intercom system • Security access to all floor levels • Pet friendly • On site manager - Holiday rental pool option available • Secure underground car space with extra security entering the building • Close to the Broadwater, sun drenched beaches, parks and an array of fine restaurants, cafes and takeaways. \*\* External shutters have been recently approved on the Eastern side of the building. Don't sit on your hands with this one or you'll miss it. Very motivated seller wants this Sold ASAP An inspection won't disappoint. \*\*Disclaimer: In preparation of information for this listing we used our best endeavours to ensure that the information contained herein is true and correct but accept no responsibility and disclaim all responsibility in respect of any errors omissions inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.