


14/452 Marine Parade, Biggera Waters, Qld 4216

 LJ Hooker Broadwater

Unit For Sale

Thursday, 30 May 2024

14/452 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Unit



Catherine Nutt
0755371311

\$579,000 plus

Discover the epitome of waterfront living in this beautifully appointed one-bedroom unit, offering expansive Broadwater views. Spanning 80m², this spacious residence features a full sized balcony where you can take in a sunrise breakfast and watch the vibrant water activity below. This first floor unit is being sold vacant and fully furnished, inviting you to pack your bags and move straight in for a fresh start on the waterfront. Conveniently located close to all amenities, you'll enjoy a wide selection of cafes and restaurants just steps away. Easy access to major shopping centers, including Harbourtown Premium Outlet, ensures that all your retail needs are met. Additionally, the seamless connectivity to the M1, both north and southbound, makes commuting a breeze. Start your new lease on life in this exceptional waterfront unit today.

Property Features:-

- * Pet Friendly on application*
- Secure under building allocated carpark*
- Visitor parking on site + street front parking for your guests*
- Swimming pool, BBQ area and games room*
- First floor apartment, with a lift in the building*
- Experienced on site manager*
- Whisper quiet inside with one only adjoining neighbour*
- Comfortable for one or two people

Financial information:-

- * Rates \$917.46 / 6 months*
- Body corporate levies \$95.73 per week if paid before due*
- Water rates approx. \$240/ quarter

This property won't be on the market for long. Get in quick to book an appraisal by contacting your local agent, Catherine Nutt to arrange a private inspection or check the advertised open home times.

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