

1503/438 Marine Parade, Biggera Waters, Qld 4216

REPUBLIC^R

Sold Unit

Wednesday, 23 August 2023

1503/438 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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\$880,000

Experience the epitome of Gold Coast living with this exceptional apartment available in the highly sought-after "Waters Edge" waterfront building. Nestled in an exclusive residential only boutique complex, this 5th-floor residence offers unparalleled luxury and captivating North East views of the stunning Broadwater. Imagine waking up to the mesmerizing expanse of water, indulging in leisurely strolls along the boardwalk and sandy shores, relishing delectable dinners at nearby restaurants, or hosting delightful BBQ gatherings on your own balcony while watching the vibrant activities unfold on the Broadwater. Elevate your lifestyle with this owner occupied and very well maintained apartment that presents itself perfectly. As you step through the front door, the breathtaking Broadwater panorama greets you with a resounding "WOW." The generously lit open-plan living area is adorned with a full mirrored wall, seamlessly reflecting both the Broadwater's splendour and an abundance of natural light. This clever design enhances the apartment's sense of spaciousness, creating a haven of comfort and elegance. Floor-to-ceiling windows effortlessly connect the interior to the expansive 25m² balcony, providing an idyllic setting for al fresco dining and casual lounging, transforming your balcony into a year-round oasis of outdoor enjoyment. The modern kitchen features stone island and benchtops, ample storage concealed within two-pac cabinetry, and high-quality stainless steel appliances including a gas cooktop, oven, range hood, and dishwasher. The masterful design of the apartment ensures that both bedrooms offer captivating ocean vistas. The master bedroom is accompanied by a walk-in robe and ensuite boasting twin basins, a stone-top vanity, and a separate shower. The second bedroom is graced with a full mirrored robe, optimizing space and aesthetics. Your balcony is an extension of the living space, accessible from both the living area and the bedrooms, providing a continuous flow of refreshing sea breezes and an uninterrupted panoramic view stretching from the Broadwater to Wavebreak Island and onwards to South Stradbroke Island. The glass balustrades preserve these captivating vistas, maintaining the feeling of openness and tranquillity that defines Gold Coast living. With abundant natural light and cool ocean breezes, the apartment enjoys energy-efficient living while providing the comfort of fully ducted air-conditioning when required. An intercom system adds a layer of convenience and security to your home. The meticulously maintained resort-style complex boasts a range of amenities for your enjoyment. Manicured gardens, a swimming pool, a heated spa, and a gymnasium provide an array of recreational options. Secure underground car parking ensures peace of mind. Notably, this building is residential only, not for any holiday letting, emphasizing a sense of community and tranquillity. Features at a glance:

- Modern kitchen with high-end stainless steel appliances
- Two bedrooms, ensuite and main bathroom
- Expansive balcony with plantation shutters and wide stacking doors
- Panoramic Broadwater North East views from every room
- Thoughtfully designed for breeze and natural light
- Ducted air conditioning

Building amenities encompass:

- Residential only boutique building
- Fully equipped private gymnasium
- 25m recreational pool & heated spa
- Outdoor poolside BBQ and entertainment terrace
- Extensive landscaped gardens and water features
- Audio intercom system for visitor access
- Security access to your own floor level
- Pet-friendly environment
- Individually metered water for cost-efficient living
- Secure car park and entry, supplemented by visitor car parking
- Private and secure pedestrian access to Broadwater & boardwalk
- On site management for potential rental income of \$800 per week
- Close proximity to Runaway Bay and Harbour Town shopping centres, sun-soaked beaches, parks, and an array of exceptional dining options.

Seize this exceptional opportunity to own a slice of Gold Coast paradise. The motivated seller is eager for a swift sale, making this an undeniable must-see property. Arrange your viewing now!