

16/11-19 Taylor Street, Biggera Waters, Qld 4216



Apartment For Sale

Tuesday, 14 May 2024

16/11-19 Taylor Street, Biggera Waters, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Frank Gardner



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\$599,000 - \$649,000

Nestled in amongst the leafy tree surrounds Merlion Cove is perfectly situated having sensational amenities, manicured gardens lawns, BBQ area, 2 swimming pools, two communal pontoons for boaties using Biggera creek waterways. Just a short walk to the Magnificent Broadwater offering a diverse relaxing lifestyle, golden sandy beaches with nearby coffee shops, Cavs steakhouse, local cafes, the Grand Hotel, multiple cafes, restaurants at Aqua, Charis's Sea food café takeaway and Harley Park close to the Beach Lagoon. For shopping the Metro Market shopping precinct is close by plus Runaway Bay shopping precinct and tavern. This Apartment is located on the Top Floor Northeast facing with panoramic views across the water, and features 1 bedroom, 1 bathroom, a private balcony to sit out and enjoy those afternoon breezes, with peaceful quiet surrounds, complete privacy with no neighbours, and with 1 secure basement car parking space. For the astute investors look no further with good rental returns, low body corporate, high demand apartment/units with low maintenance and reputable on-site managers. The Property is on the top floor, walk up with intercom and is pet friendly. Comparable GCCC Rates and Water Rates Body Corporate including building insurance approximately \$85 p/w Rental Return approximately \$525 - \$550 per week This Description was Prepared by Frank Gardner and not AI generated. The property comprises. Water views from balcony living space and bedroom. Tiled entrance Cupboard with shelving Kitchen with countertop and tiled flooring fridge recess Pantry with shelving Electric cooker/oven Range hood Overhead/under bench cupboards and drawers Tiled splashbacks Bench tops with double s/s sink! Family living area, ceiling fan light with sliding doors to bedroom Bedroom with ceiling fan light Tall-mirrored robes Linen cupboard Bathroom with large shower Vanity/mirror and toilet Laundry Additional Information • Window coverings • Intercom system • Quality carpet • Undercover enclosed carparking space + visitor car parking • Nearby parks and reserves • Short drive to harbour town shopping outlets Opportunity • Good rental returns Area Profile Set in this great location at Biggera Waters, a short walk or drive to the Broadwater, close to Marine Parade, local parks, and picnic areas, close to Runaway Bay Shopping Precinct, a short drive to Southport CBD and Australia Fair shopping centres. Good public transport with bus services running to all major centres, Griffith University, and the Gold Coast University hospital. Easy access to Brisbane Road and Smith Street Motorway connecting to the M1 Pacific Motorway to Brisbane North or Coolangatta and Tweed South. "This is great lifestyle and living at Merlion Cove on the Northern Gold Coast and only a short drive to all the major theme parks" -Movie World, Dream World, Wet and Wild Water World, Australian Outback Spectacular, and Sea World. A diverse community on the Northern Gold Coast, Harbour Town outlet shopping and cinemas just 10 minutes' drive, Surfers Paradise/Northern beaches only 15 minutes' drive, easy access to the hinterland mountains. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.