

17/11-19 Taylor Street, Biggera Waters, Qld 4216



Unit For Sale

Friday, 10 May 2024

17/11-19 Taylor Street, Biggera Waters, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Olcay Bayar
0415881427

Offers Over \$555,000

Experience tranquil waterfront living at 'Merlion Cove,' an idyllic resort-style complex situated in a peaceful cul-de-sac in Biggera Waters. Immerse yourself in a lifestyle where sweeping water vistas become your everyday panorama, ideal for those yearning for a serene coastal existence or those looking for a fantastic investment with a forecast rental appraisal of \$550- \$600 per week. This north-facing, ground-floor 1-bedroom apartment offers stunning water views and an abundance of natural light. Ideal for those who prefer minimal stairs, it features a spacious open-plan living and dining area with European timber floorboards throughout. The renovated kitchen includes neutral cream and marble effect countertops, a concealed dishwasher, and a built-in ottoman-style storage integrated with the bench, all contributing to a bright and airy atmosphere. The bright living area flows effortlessly onto a covered balcony, perfect for enjoying the indoor-outdoor ambiance. Imagine starting your day with a coffee on the balcony amidst the serene views, or unwinding in the evening with a glass of wine as you watch the sunset from the comfort of your living room or balcony. The allure of this apartment is truly in its views! Enjoy leisurely walks along the nearby Broadwater, just 200 metres from your doorstep or take a refreshing swim in one of the sparkling pools right by the water. For boating enthusiasts, take advantage of the two pontoons available; set sail to the Broadwater or head over to the local Runaway Bay Shopping Centre. Moor your boat, enjoy lunch, shop for groceries, and return at your leisure. 'Merlion Cove' offers a peaceful living environment, making every day feel like a vacation. Immerse yourself in the lively café and dining culture or explore the nearby Metro centre, just a leisurely stroll away. For a broader shopping and entertainment experience, a brief drive leads to the renowned Harbour Town Shopping Centre. Additionally, Griffith University and Griffith University Hospital are conveniently located nearby, further enhancing the appeal of this dynamic locale. Biggera Waters emerges as a swiftly evolving suburb celebrated for its desirable positioning, offering unparalleled convenience and a vibrant atmosphere. This property serves as a haven for elevating your lifestyle, surrounded by the scenic Broadwater, parks and an array of transportation choices all complemented by plenty of amenities catering to diverse preferences.

Property Features:

- * Ground floor North facing light filled apartment with private balcony
- * Water views from the living area, balcony and bedroom
- * European timber floors throughout
- * Renovated kitchen with marble effect benchtops in a neutral colour scheme featuring a built-in ottoman style bench seat with extra storage
- * Concealed dishwasher
- * Freshly painted interior
- * Laundry integrated into the bathroom
- * Bedroom with built-in wardrobes
- * Crim safe security screens
- * Air-conditioning in living area
- * One Secure underground parking space

Resort Amenities:

- * 2x in-ground pools overlooking the water
- * Outdoor dining and BBQ area (BBQS not fitted)
- * Manicured gardens, landscaped paved walkways, and multiple grass areas
- * Water access with two pontoons
- * Secure building with remote gated parking and intercom system to apartments
- * Security video surveillance of all public areas
- * On-site management
- * Pet Friendly on application to the body corporate

Year Built: 1994
Forecast Rental Appraisal: \$550 to \$600 per week
Rates: \$1957 annually approx
Water: \$399 quarterly approx
Body Corp \$85 Per week approx. Incl building insurance
Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.