

# 1j/510 Marine Parade, Biggera Waters, Qld 4216

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## Apartment For Sale

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1j/510 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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## OFFERS OVER \$640,000

Newly renovated by the current owner, this 2 bedroom, 2 bathroom apartment is set at the rear in the North-West corner of this boutique building, so it's both sunny and in a quiet spot and enjoys views over the gardens and pool. These corner apartments are the largest in the building and the renovation includes a sleek white kitchen with matching stone benchtops and backsplash, 2 updated bathrooms – a spacious, white tiled Master en-suite and a beautiful family bathroom both with timber effect vanities and feature brass taps and accessories, there's new flooring and carpets throughout. The apartment is leaves nothing for you to do. You can just move straight in or let it straight away. With floor to ceiling glass doors and windows, giving you direct access to the large wrap-around balcony, offering beautiful views across the pool to the Hinterland beyond. The open plan living/dining area provides the indoor/outdoor lifestyle that the Gold Coast is all about. It's ideal for entertaining - just sit back, relax with a glass of wine and enjoy your sunset views over the resort pool. The kitchen has a Caesar stone benchtop with white 2pac cupboards and feature brass handles, sink and tap. The sunny North facing, Master bedroom has its own private balcony with views towards The Broadwater so you can enjoy your early morning coffee while you watch the sunrise. Double doored, white built-in robes, ceiling fan and a beautiful, renovated, en-suite bathroom with window for ventilation and light. Bedroom 2 has large built-in robes and windows into the Atrium area. The perfect apartment for home or investment. You could savour the opportunity to live the holiday lifestyle straight away and enjoy all the benefits of owning an investment on this popular waterfront location. The choice is yours - Stay when it suits you and holiday let when you aren't there or rent the apartment out permanently. Complete with all the trimmings, this apartment features air conditioning, ceiling fans, and linen sheer curtains throughout. Whether you're searching for an investment opportunity with depreciation potential or a place to call home, this apartment caters to all needs. Features include the following:

- Light, bright and airy, open plan kitchen, dining and living areas
- Sunny, new white kitchen
- 2 large entertainer's balconies with views overlooking the pool and tennis court
- Master with Ensuite, large double robes & North-facing balcony
- Bedroom 2 with double robes
- 2 luxury designed bathrooms
- European laundry
- Air-conditioning unit in main living area
- Ceiling fans in both bedrooms
- 1 secure underground Car Parking space
- Body Corporate approx. \$215 per week
- Access to resort-style facilities detailed below

Resort facilities available to residents include:

- Roof-top pool, spa and BBQ area
- Tennis court plus gym
- Ground floor pool plus saunas
- Onsite café/restaurant – L'Estranger
- Onsite manager and secure reception foyer
- Basement security parking for 1 car
- Billiard and games room

**LOOKING FOR AN APARTMENT THAT YOU CAN MOVE STRAIGHT IN, RENT OUT OR HOLIDAY LET? THEN THIS IS THE ONE FOR YOU**

Residents and guests can take advantage of the full range of facilities, including 2 swimming pools within the building: one on the rooftop, offering breathtaking views of the Gold Coast, and another on the ground level. A great cafe, gymnasium, sauna, and a games room. Enjoy morning walks along the Broadwater and pick up your morning coffee at your local "L'Estranger" cafe on the ground floor. For the investor, "The Atrium" is an incredibly popular holiday destination with a high occupancy rate & live-in onsite manager who can look after the apartment., or Airbnb it. Alternatively, the property can be long term let. Close to all local amenities, this unit is walking distance from a host of restaurants and boutique dining, a wide variety of local shopping centres plus Harbour Town outlet shopping, a short drive to theme parks and Surfers Paradise. **DON'T WAIT ! THIS WILL SELL FAST ! CALL ME TO ARRANGE AN INSPECTION ASAP !**

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.