

**2/26 Loder Street, Biggera Waters, Qld 4216**



**Duplex/Semi-detached For Sale**

Wednesday, 24 April 2024

2/26 Loder Street, Biggera Waters, Qld 4216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Duplex/Semi-detached**



Brett Klerck  
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## Offers Over \$1,195,000

Welcome to your new home, where luxury meets convenience in a prime location. Guaranteed to surpass all others in its class, this beautiful 4 bedroom villa is one of only two in a highly sought after pocket within 200m of the coastal broadwater. Intelligent design initiatives incorporate high ceilings and extensive glass, amplifying the sense of space on offer, whilst the staircase atrium void creates a focal point for dramatic effect. Warm timber elements add a touch of elegance with timeless appeal, creating a welcoming atmosphere. Natural light floods the upper level enhancing the vast sun-kissed living zones with full length bifold doors providing seamless connection to an oversized private terrace... the perfect destination for social interaction. The private master suite is also located on the upper level ensuring convenience with added privacy, comprising a spacious main bedroom with a sequestered office, luxuriously appointed ensuite, walk in robe and intimate balcony. Separation for family and guests or dual living alternatives are made viable with the convenience of an additional 3 bedrooms, main bathroom, separate powder room and laundry all located on the lower level. A large timber terrace at the rear of the villa is surrounded by ultra low maintenance gardens providing a serene outdoor space. Packed full of quality inclusions, this property offers the ultimate lifestyle without compromise. Features:- 4 bedrooms + 2.5 bathrooms with luxury ensuite spa- Vast living space with quaint alcove recess, hardwood flooring- Double door entry leads into an inviting foyer- High ceilings, staircase atrium void, bifold doors, timber blinds/shutters- Kitchen dressed in granite with Bosch stainless appliances/gas cooktop- Large 20m<sup>2</sup> east facing covered outdoor terrace with gas connection- Expansive outdoor garden deck + master suite balcony- Split system air conditioning + ceiling fans- Solar electricity, skylight, ducted vacuum- Secure intercom gate entry, alarm system + security screens- Double automated garage + off street parking- NO BODY CORP FEES (joint insurance only) Indulge in the epitome of coastal living in this seaside location on the fringe of the beautiful broadwater. Enjoy a leisurely stroll along the waterfront promenade to local cafes, dining and parks. Grab a spot of shopping at Harbour Town, a destination within itself and home to designer fashion outlets, homewares, food and cinemas. This is a rare opportunity to own a stunning villa in a prime location that has been impeccably maintained by its original owner since its conception. Whether you are looking for the perfect lifestyle residence or an astute investment with the certainty of strong financial returns coupled with capital growth at an unprecedented level, you will need to make this one a priority to acquire. The owners intention to facilitate an immediate sale has been clearly demonstrated with the representation of value on offer, making this an outstanding buying opportunity. Act Fast!