

**205/430 Marine Parade, Biggera Waters, Qld 4216**

@realty

**Sold Apartment**

Friday, 17 November 2023

205/430 Marine Parade, Biggera Waters, Qld 4216

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Francine Setchell

## Contact agent

FANTASTIC LEVEL 2 APARTMENT WITH PRIVATE AND QUIET GARDEN VIEWS Enjoy Broadwater living at its best in this 2nd level contemporary apartment, offering peace, privacy and seclusion. This great apartment was one of the original display apartments so comes with a few upgraded extras not always found in one of these garden apartments. The spacious open plan living/dining area has a full wall of mirrors to maximise the feeling of space and is flooded with natural light. There's a Grass cloth feature wall. Spanning the full width of the apartment, floor to ceiling stacking doors lead out to a private balcony that is ideal for entertaining or to simply sit back, relax with a glass of wine and enjoy the peace and quiet surrounded by birdsong. The modern, galley style entertainer's kitchen has mirrored splash backs, stainless steel appliances - gas cooktop & dishwasher and stone bench tops. The Master bedroom looks over the living area to the gardens beyond and has triple built in wardrobes with drawers and shelves, obscure glazed shutters for privacy and a 2-way en-suite bathroom. The 2nd bedroom/study/multi-purpose room has obscured glazed sliding doors so can easily be used as a bedroom for your occasional guest. Silvershore is situated opposite the sandy Broadwater foreshore. Positioned on Marine Parade with direct access to The Broadwater, walkways and parks. It is only a stroll to restaurants and cafes, amenities and shops, Easy access to Griffith University, Gold Coast University Hospital, and Runaway Bay Shopping Centre and Harbour Town for outlet shopping. Close to Gold Coast's sun drenched beaches, parks and an array of fine restaurants, cafes and takeaways. The building has recently been repainted inside and out and has fantastic live-in on-site managers and a low body corp. The perfect apartment for home or investment. Use it as a holiday let, weekender, get-away so you can stay when it suits you and let it when you're not using it if you wanted to. Or live in or rent out permanently - the choice is yours.

**Apartment Features**

- Modern white kitchen + stone bench top
- Tiled floor through main living/dining area, kitchen and bathroom + carpets to bedroom and bedroom 2/ study
- European laundry
- Ducted and zoned air-conditioning throughout
- 1 underground parking space
- Low Body Corporate approximately \$97 per week
- Currently tenanted for \$470 per week until September 2023
- Current rental appraisal - \$500+pw
- Ideal for an owner occupier, holiday get-away or investment

**Building facilities include**

- 25m heated resort pool and heated spa overlooking Broadwater
- Waterside/poolside BBQ and entertainment terrace.
- 2nd Garden BBQ area.
- Resident's lounge
- Private gymnasium & Sauna
- Landscaped gardens
- Audio intercom system & security cameras.
- Security access to all floor levels
- Ample visitor parking
- Pet friendly building - with body corp approval
- Fantastic Live-in, on-site managers - Holiday rental pool option available
- Don't sit on your hands with this one or you'll miss it. Very motivated seller wants this Sold ASAP

An inspection won't disappoint. 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.