

**2102/438 Marine Parade, Biggera Waters, Qld 4216** — [View on map](#) Coastal

## Sold Apartment

Monday, 6 November 2023

2102/438 Marine Parade, Biggera Waters, Qld 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 146 m2**

**Type: Apartment**



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**\$857,000**

Welcome home to this beautifully designed, north-facing first-floor apartment boasting an abundance of natural light and views from its three balconies. You can enjoy the scenic outlook while you relax on your balcony surrounded by trees, or take advantage of the apartment's sought-after location just a few short steps to sandy beaches and the beautiful Broadwater. This stunning apartment in 'Building Two at Waters Edge' presents like new and has been upgraded to offer features that make it truly unique such as a beautiful Linea board wall finishes in the kitchen and a spacious built-in office with a dry bar area perfect for drinks with friends. With only two apartments per floor in this boutique building, you can enjoy the privilege of living with just seven other neighbours. As you enter the apartment, you are greeted by a spacious and airy open-plan living area that opens to a large balcony with adjustable shutters, making entertaining year-round a breeze. The modern kitchen is fully equipped with quality stainless steel appliances, stone benchtops, two-pac cabinetry, and mirrored splashbacks. The bedrooms are located at the rear offering privacy from the main living areas, and have large floor-to-ceiling sliding doors with access to an additional balcony. The main bedroom has a walk-through robe and an ensuite bathroom with twin basins, a generous shower and a toilet. Convenience is at your fingertips with secure underground car parking, a fully equipped private gymnasium, a 25-metre heated lap and recreational pool, a heated spa, barbecue and entertainment area, and extensive landscaped gardens with water features. The building is pet-friendly, features a resident-only policy with no holiday letting allowed and is secured by an audio intercom system, security access to all floor levels, and security cameras in public areas.

**Apartment features:**

- + Unrivalled location directly opposite the Broadwater, only a few short steps to sandy beaches and the Gold Coasts' aquatic playground
- + Sophisticated, contemporary design of ageless quality
- + High standard of interior finishes with quality fittings and fixtures
- + Water views of the tranquil Broadwater and parklands
- + Situated in the second boutique building with just eight luxury villas and only two apartments per floor
- + Open plan living and dining with floor-to-ceiling glass sliders that fill the space with light
- + Generous north-facing balcony with glass balustrading plus two additional balconies
- + Adjustable louvre shutters offering protection, privacy and year-round entertaining
- + Fully equipped kitchen with quality European stainless steel appliances including a gas cooktop, dishwasher, stone bench tops and mirrored splashbacks
- + Main bedroom with walk-through robe, balcony access and private ensuite with twin basins, generous shower with high window and toilet
- + Second guest bedroom with large built-in mirrored wardrobe and balcony access
- + Main bathroom with bathtub and shower combination, ample vanity with stone top and toilet
- + Study/home office with built-in custom joinery and dry bar area perfect for entertaining
- + Separate laundry room with storage
- + Ducted air-conditioning throughout for year-round comfort

**Onsite facilities include:**

- + Fully equipped private gymnasium
- + 25-metre heated lap and recreational pool
- + Heated spa
- + Poolside barbecue and entertainment area
- + Lush tranquil landscaped gardens and water features
- + Private and secure basement parking space
- + Separate off-street visitor car parking
- + Intercom system to apartment
- + Secure elevator to the basement, ground and individual level
- + Well-maintained pet-friendly complex
- + No holiday lettings; onsite management

Don't miss this incredible opportunity to own this exceptional beachside apartment with Broadwater views and high-quality finishes in a fantastic, central location. This apartment is the epitome of luxury living and will make every day feel like a holiday!

**Location:** Waters Edge on the Broadwater embraces all that is the Gold Coast with a truly spectacular environment with a myriad of recreational options available from popular local restaurants and alfresco cafes to a selection of water activities or simply strolling along the sand. Sports enthusiasts have an enviable choice of fishing, kayaking, windsurfing, walking and cycling tracks along the Broadwater.

**Local amenities include:**

- Shopping:** • Walk to local shops and Metro Markets • Short 5 min drive to Harbour Town Shopping Centre (Outlet shopping)
- Restaurants & Cafes:** • Short walk to Charis Seafoods and Marine Parade eateries • Eat Street at Harbour Town including a large selection of restaurants and cafés such as Crafty's Sports Bar
- Schools:** • Biggera Waters State School (primary school) • Coombabah State School (high school) • St Francis Xavier Catholic School (primary school) • A.B. Paterson College (primary and high school)
- Amenities:** • Calm Broadwater beaches, waterside walking/cycling track and playgrounds • Boat ramp at Labrador and Lands End on Biggera Creek • Reading cinemas at Harbour Town • Gold Coast Hospital (major public hospital located 12 minutes away by car) • Broadwater Parklands (located 12 minutes away by car)
- Transport:** • Several bus stops within walking distance • Pacific Motorway (easily accessible via Gold Coast Highway)

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability 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.