

3/15 Burrows Street, Biggera Waters, Qld 4216



Apartment For Sale

Friday, 3 May 2024

3/15 Burrows Street, Biggera Waters, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



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For Sale

You won't believe your eyes, the moment you step inside this expansive waterfront apartment. Photos just won't do this amazing property enough justice! Spanning almost 200m² of living under roof, this property will make for the most comfortable sea change, a brilliant holiday home or a fantastic investment property with all it has to offer. Fancy a sea change? Well, this apartment will feel as big as a house! You'll be in abundant comfort with generous Queen and King-sized bedrooms offering large built-in robes and an enormous open plan living and dining room. Your single lock up garage with an automatic door provides secure storage for your vehicle and recreational toys. Dreaming of a holiday home? You won't find a more generous apartment on the coast for the family to chill out in, right by the water with ample room for additional guests to come and join you. The only risk is additional guests may stay on a long while! Looking for a great investment opportunity, that may become your sea change dream in the future? With the space on offer here plus its waterfront position, the long-term rental return is forecast between \$900 and \$950 a week, holiday letting is likely substantially higher! The property has been recently painted, re-carpeted and had upgrades to lighting, electrical and window coverings and presents extremely neat and stylish. The kitchen is again HUGE with excellent storage, large appliances for cooking up a storm and plentiful bench space for serious cooks. The living space can be split into three comfortable zones with room for a large 10 to 12 seat dining setting, the main family zone and a secondary living space, all enjoying water views. Sliding doors lead onto your private balcony - the perfect spot to sit with a cuppa and wave to all the boaties and paddlers who pass by. If fishing is your thing, you can literally throw a line in over the fence (possibly from the balcony if you're skilled) and catch a fresh seafood feast - the fish are often swarming along the banks. Locals love to put out their crab pots too with reported success in this reach of Biggera Creek. If Jet-skiing and boating are your thing, you are just 950m from Lands End Boat Ramp giving you direct access to the Broadwater and Tipplers Passage, HOWEVER this property holds Body Corporate Approval to install its own private pontoon, so you can literally set sail right from the property. If relaxation, shopping and dining are more your speed, the home sits within walking distance to local shops and cafes, just 2km to Harbour Town Shopping Centre (outlet shopping, movies, dining) and just 5km to Australia Fair Shopping Centre. Marina Mirage shopping and dining precinct on The Spit is just 8km or a 15 minute Uber ride. The boring stuff - the property has a well-proportioned internal laundry, A/C to the living and Master bedrooms plus ceiling fans to all bedrooms. Body Corporate fees are moderate at \$4500 per annum excl. insurance. Features include: * Huge 3 bed 1st floor apartment in boutique complex of just 6 properties * Waterfront property and only 250m to Gold Coast Broadwater * Body Corporate Approval for private pontoon (Council compliance and approval required) * Fresh and impeccably maintained - near new paint, carpet, electrical items throughout Location, Location, Location: * Fish from the back fence! plentiful marine life frequently spotted from the balcony * 250m walk to the Broadwater, views from the Master bedroom * 350m walk to local shopping (grocery, convenience), cafes and amenities * 950m to Lands End Boat Ramp with direct access to Tipplers Passage * 2km to Harbour Town Shopping Centre * 5km to Australia Fair Shopping Centre at Southport * 8km to Marina Mirage precinct and Surfers Paradise