

309/430 Marine Parade, Biggera Waters, Qld 4216

@realty

Sold Apartment

Friday, 19 April 2024

309/430 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$650,000

FANTASTIC 2 BEDROOM APARTMENT SURROUNDED BY TREES FOR PRIVACY - PEACE & QUIET WITH PERFECT LOCATION !Enjoy Broadwater living at its best in this 3rd level (2nd floor) contemporary apartment, offering peace, privacy and seclusion. This great apartment is flooded with natural light but offers privacy among the trees. The spacious open plan living/dining area leads out to a good sized private balcony that is ideal for entertaining or to simply sit back, relax with a glass of wine. The modern entertainer's kitchen has mirrored splash backs, stainless steel appliances - gas cooktop & dishwasher and stone bench tops. Plus, has ample space to install a massive kitchen island if wanted. The Master bedroom leads directly out to the balcony via floor to ceiling, stacking patio door. A walk thru robe lead to the 2 way/en-suite bathroom. Bedroom 2 has windows looking to the surrounding trees for added privacy. Being an end unit there are windows in the second bedroom to allow the Northern sunlight in. Silvershore is situated opposite the sandy Broadwater foreshore on Marine Parade with direct access to the Broadwater, walkways and parks and 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. The building has recently been repainted inside and out and has fantastic on-site managers and a low body corp. The perfect apartment for home or investment. You can stay when it suits you and holiday let if you wanted to or live in or rent out permanently - the choice is yours. Apartment Features • Modern kitchen + space for large island bench • Tiled floor through kitchen and bathroom + new carpets to living and bedrooms • European laundry • Ducted and zoned air-conditioning throughout • 1 underground parking space • Low Body Corporate approximately \$99 per week • Rental appraisal of \$680pw+ for a future lease • 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. Plus 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 • Close to The Broadwater, Gold Coast's sun-drenched beaches, parks and an array of fine restaurants, cafes and takeaways. The Numbers For You • Body corporate \$99pw (approx.) • Council rates \$2200pa - Owner Occupier. Investor would be slightly higher • Water rates \$1200pa (approx.) individually metered 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.