

**34/11-19 Taylor Street, Biggera Waters, Qld 4216**



**Sold Apartment**

Friday, 23 February 2024

34/11-19 Taylor Street, Biggera Waters, Qld 4216

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Frank Gardner



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## Contact agent

Nestled in amongst the leafy tree surrounds Merlion Cove is perfectly situated having sensational amenities, manicured gardens lawns, BBQ area, 2 swimming pools, two communal pontoons for boaties using Biggera creek waterways. Just a short walk to the magnificent Broadwater and golden sandy beaches with nearby coffee shops, Cavs steakhouse, cafes, the Grand Hotel, multiple cafes, restaurants at Aqua, Charis's Sea food café takeaway and Harley Park close to the Beach Lagoon. For shopping the Metro Market shopping precinct is close by plus Runaway Bay shopping precinct and tavern.

This unit is located on the first floor and features 1 Bedroom, 1 bathroom, a roomy balcony to sit out and enjoy those afternoon breezes, with peaceful and quiet surrounds, 1 secure car parking space. For the astute investors look no further with good rental returns, low body corporate, high demand apartment/units with low maintenance and reputable on-site managers. The Property is a first floor walk up with intercom and is pet friendly. Comparable GCCC Rates and Water Rates. The property comprises:

- Tiled entrance
- Cupboard with shelving
- Kitchen with countertop
- Large fridge recess
- Pantry with shelving
- Electric cooker/oven
- Range hood
- Overhead/under bench cupboards and drawers
- Tiled splashbacks
- Bench tops with double s/s sink!
- Family living area with sliding doors to bedroom
- Tall-mirrored robes
- Linen cupboard
- Bathroom with large shower
- Vanity/mirror and toilet
- Laundry including clothes dryer.
- Fully tiled balcony with room for table and 4 chairs

Additional Information

- Window coverings
- Intercom system
- Undercover enclosed carpark
- Nearby parks and reserves
- Short drive to harbour town shopping outlets
- Opportunity
- Good rental returns

Area Profile

Set in this great location at Biggera Waters, a short walk or drive to the Broadwater, close to Marine Parade, local parks, and picnic areas, close to Runaway Bay Shopping Precinct, a short drive to Southport CBD and Australia Fair shopping centres. Good public transport with bus services running to all major centres, Griffith University, and the Gold Coast University hospital. Easy access to Brisbane Road and Smith Street Motorway connecting to the M1 Pacific Motorway to Brisbane North or Coolangatta and Tweed South.

"This is great lifestyle and living at Merlion Cove on the Northern Gold Coast and only a short drive to all the major theme parks" -Movie World, Dream World, Wet and Wild Water World, Australian Outback Spectacular, and Sea World. A diverse community on the Northern Gold Coast, Harbour Town outlet shopping and cinemas just 10 minutes' drive, Surfers Paradise/Northern beaches only 15 minutes' drive, easy access to the hinterland mountains

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