


# 34/510 Marine Parade, Biggera Waters, Qld 4216

 LJ Hooker Broadwater

## Apartment For Sale

Thursday, 28 March 2024

34/510 Marine Parade, Biggera Waters, Qld 4216

**Bedrooms:** 2

**Bathrooms:** 2

**Parkings:** 1

**Area:** 83 m2

**Type:** Apartment



Ana Tulloch  
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## **\$620,000 PLUS**

THIS IS THE BEST BUY IN BIGGERA WATERS...Located in the ATRIUM Resort directly across from the Broadwater, this two bedroom apartment will have you waiting for nothing. Offering a low maintenance lifestyle with phenomenal amenities and only a leisurely stroll from the Broadwater and local cafe & restaurants. If you are looking for a place to call home or secure your family holidays on the Gold Coast and receive a healthy revenue for the rest of the year, whilst watching your asset grow in value, this is the perfect opportunity! At absolutely entry price for water views in the area with 2 beds, 2 baths, 1 car garage apartment and is sold as displayed inclusive of all furniture. Secure it now and see your asset grow! North aspect good sized balcony this apartment has extremely beautiful views to the water while private and away from the main road, just the perfect position in the building and away from the westerly afternoon sun!. Boasting covered balconies perfect to enjoy outdoor entertaining whilst soaking up the outstanding views to Broadwater. Master bedroom has its own ensuite whilst the main bathroom includes a luxury spa bath. Filled with natural light, the open plan design offers relaxed living and the perfect opportunity for savvy investors securing good positioned properties along Marine Parade. Apartment Features: \* 2 good sized bedroom with BIRs\* Master with ensuite \* Main bathroom with spa bath\* Combined lounge dining with views to the Broadwater \* Kitchen with updated appliances, oven, cooktop, dishwasher and microwave.\* European laundry\* Ceiling fans throughout\* New split system air conditioning\* Just painted and freshened up! Outstanding Complex features: \* Heated rooftop pool and spa\* Rooftop BBQ and sundeck\* Second pool (ground level) with spa\* Tennis court\* Gym \* Male & Female Saunas\* Residents games room/library\* Internet kiosk\* Onsite Cafe\* Onsite ManagerThe numbers: \* Council Rates \$3,263 per year (as investor)\* Water Rates \$1,653 per year\* Body corporate fees around \$12,000 per year at present. Possibly back to around \$10,000 per year next year (admin, sinking funds & insurance)\* Property tenanted until January 2025 @ \$580 per week although current rental appraisal shows around \$700 per week minimum. Close to public transport, multiple choice of shopping centers, restaurants other than the famous coffee shop/restaurant located on the ground floor in your building. Call Ana Tulloch today on 0439 343 432 to arrange your private inspection or check our Open home times. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.