

4/22 Oleander Avenue, Biggera Waters, Qld 4216

McGrath

Apartment For Sale

Wednesday, 7 February 2024

4/22 Oleander Avenue, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type: Apartment



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Auction

The Offer Imagine a leisurely 2-minute stroll to a picturesque waterfront... That's the feeling of walking from Apartment 4 to the Broadwater shoreline. This 2-bedroom, 2-bathroom abode with 2-car side-by-side garaging plus storage, is nestled in a secure complex of only 27 residences within easy walking distance to the Broadwater. On offer is a rare blend of sophistication and resort-style amenities. Embrace the daily escape beginning with exclusive access to not one, but two lagoon pools, perfect for unwinding in a tropical oasis. Maintain personal harmony and well-being in the fully equipped gym, relax in the sauna or spa, and enjoy movie nights in the cinema room – all within fingertip convenience. The apartment itself has been intelligently remodelled into an open-plan, lifestyle home, emphasizing modern design and functionality. With couples and young families in mind, the space seamlessly combines style and practicality. The interior flows effortlessly, creating a welcoming ambiance with an abundance of natural light. Two bedrooms provide a private retreat, while the two bathrooms showcase contemporary finishes. Adding to the allure, the apartment features two balconies, offering cooling breezes and additional outdoor living spaces. With two side-by-side parking spaces, convenience is prioritized. Additionally, the complex boasts multiple undercover entertaining spaces for social gatherings or quiet moments outdoors. The onsite management ensures smooth operations, guaranteeing peace of mind for residents. Don't miss the opportunity to view this dream residence, where thoughtful design meets resort-quality amenities. Embrace a lifestyle of comfort and leisure in this exclusive, secure complex.

Highlights

- + First floor living captures the breezes and affords residents peace of mind
- + Hybrid timber floors
- + Freshly painted
- + Open concept floor plan
- + Scope for capital improvements to make the property even more valuable
- + Near-new air conditioning in main living space
- + Master bedroom air conditioned + ceiling fan
- + Renovated ensuite
- + Guest bedroom with ceiling fan + built-in wardrobe
- + Main bathroom [with bathtub] incorporates laundry
- + Custom cabinetry avails ample storage solutions
- + Side-by-side basement car spaces + storage shelving
- + Internal stairs from basement carpark to apartment
- + TWO lagoon pools + Heated spa + Steam room + Sauna
- + Fully equipped health centre including weight machines, cardio equipment and free weights
- + Undercover BBQ pavilion
- + Capable and experienced on-site management
- + 2 apartments per floor in a building of 4 apartments
- + Secure access to the complex and again for the apartment
- + Intercom
- + Electricity on bulk purchase plan where discount is passed on to residents

The Numbers

- + 105m total indoor/outdoor living [88m internal + 17m 2x balconies]
- + Body Corporate Levy \$129 per week
- + Rental appraisal \$675-\$725 per week
- + Water rates \$241 per quarter [shared meter, depends on usage]
- + Council rates approx. \$940 per 6 months + 27 units in complex across 3 buildings
- + Built 2004

Living on the Cake Harbour Town is a short drive delivering a diverse array of boutique shops, upscale retailers, and delectable eateries, providing a delightful and convenient shopping and dining experience. Residents and visitors alike can immerse themselves in the tranquil waters of the Broadwater or explore the lush greenery of the council parks and walkways, sporting and recreation amenities all of which creates a perfect blend of urban convenience and natural splendour for an enriched lifestyle. Thinking about real estate? We should talk. Call Ben, your mate in real estate.