

# 4201/1-7 Waterford Court, Bundall, Qld 4217



## Unit For Sale

Wednesday, 10 April 2024

4201/1-7 Waterford Court, Bundall, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



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## For Sale

Presenting an outstanding chance for both first-time homebuyers and astute investors, this exquisite one-bedroom with second bedroom sized study apartment situated at 4201/1-7 Waterford Court, Bundall, embodies a seamless fusion of sophistication, coziness, and contemporary living. Set within an opulent resort-style enclave and boasting 87 square meters of living space, this second-floor apartment promises a coveted lifestyle, complete with an array of remarkable amenities. As you enter this contemporary residence, you'll be instantly captivated by the privacy and lush greenery that surrounds it. The apartment's open-plan living area seamlessly flows onto a private balcony, showcasing picturesque views of the inviting pool, charming café, and elegant front entrance. The meticulously designed apartment features a generously sized bedroom, a contemporary bathroom, and a multi-functional study to accommodate your remote work requirements or additional visitors. Designed with flair and practicality in mind, the chic kitchen is sure to ignite your culinary creativity, while the balcony offers an ideal spot for outdoor dining, entertaining or relaxation after a busy day. Enjoy the exceptional facilities provided within this highly desirable complex, comprising a well-equipped fitness centre, three barbecue zones, and a convenient onsite café offering home delivery services. The immaculately kept grounds boast a glistening swimming pool and expert onsite management, guaranteeing residents an extraordinary living environment. Highlights of the property includes:

- Mid-Level Apartment with easy access and satisfying views
- 1 Generous bedroom with built-in wardrobe
- Large study/home office space to add essential, multi-functional space or potential second bedroom
- Plush carpeted bedroom for extra comfort
- Modern style kitchen to allow for more living space
- Laundry area tucked away neatly in bathroom
- Modern style bathroom with sizeable shower
- Ample living and dining space
- Glass and screen sliding door access to your private and personal balcony
- Airconditioning throughout for relief during the warmer months and comfort throughout winter
- 1 secure car park
- NBN Ready

Highlights of the Complex include:

- Private, fully seated café within the complex
- Multiple BBQ areas for outdoor entertainment
- Luxurious resort style pool
- Well maintained gardens
- Secure basement parking
- Private gym within the complex
- Low body Corp fees

Facts Rates – \$2093 approximately annually  
Water – \$550 approximately Per Annum  
Body Corp – \$1045 approximately Per Quarter  
Current rental appraised at \$620 - \$650 pw.

Centrally located and close to:

- 8 min from Benowa Gardens Shopping Centre (2.9 km)
- 6 min away from Benowa State Primary School (3.5 km)
- 7 min away from Benowa State High School (3.4 km)
- Close to restaurants/cafe's/shops
- Close to public transport; train stations and bus stops within walking distance
- Parks, bicycle and walking tracks near by

4201/1-7 Waterford Court truly represents a remarkable opportunity for those seeking a premium lifestyle in the heart of Bundall, Queensland. Don't miss your chance to secure this outstanding apartment. This home has been lovingly maintained and is child and pet friendly. There are many lifestyle features not mentioned above which all add to its functionality and liveability. This home is perfect to either raise your family, watch the area grow, reap the rental return, or simply enjoy life in the suburbs. Don't miss this opportunity to secure this home in this superb location. Contact Sam Tahana on 0400 047 129 or Jordan Baldan-Vine on 0468 544 264 today. Disclaimer Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.