

4205/1-7 Waterford Court, Bundall, Qld 4217



Apartment For Sale

Wednesday, 8 May 2024

4205/1-7 Waterford Court, Bundall, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Offers Over \$779,000

Step into the epitome of Waterford Apartments excellence. This residence has been meticulously maintained by its owner, and its allure is also heightened by its popularity among eager tenants, making apartment living at Waterford an appealing selection for everyone. Access to the complex is only permitted through keypad entry or secure underground parking. Entering through the lobby style entrance leads to an expansive terrace adorned with vibrant gardens, pergolas covered in climbing plants, and multiple outdoor barbecue areas. Residents also enjoy access to a strikingly designed pool with various depth levels, alongside amenities such as a café and gymnasium. This generously proportioned and thoughtfully designed unit boasts air-conditioned open plan living, showcasing a stylish galley kitchen complete with a double sink, ample cabinetry, and an electric cooktop fitted within generous bench space. Flowing throughout the living and dining areas are thoughtfully selected ceramic tiles for a modern style, yet practical application. Situated on the second floor, this apartment features a delightfully secluded, north-facing balcony, with your view from the lounge eloquently framed by ceiling to floor curtains. Stemming directly off the living space, indoor/outdoor living has never been so simple, allowing hosting any variety of social events throughout all seasons. The generously sized bedrooms are all equipped with their own reverse cycle air conditioning systems to allow each individual control over personal climate preferences. Lush, well maintained carpeted rooms provide comfort, while also allowing practicality through large built-in wardrobes. For a main bathroom which also houses your European style laundry, this design has taken all details into consideration, allowing space for the use of multiple residents without compromising on style. With stone benches and an open style shower, this sleek style bathroom encourages sophistication while embracing low maintenance. Knowing a master bedroom is a true sanctuary, this unique master suite offers plantation shutters for customizable ambiance, a ceiling fan, reverse cycle air conditioning, ensuite bathroom, and a spacious walk-in robe—providing the perfect haven to unwind at the end of each day. Ideally situated just five minutes away from Chevron Island's renowned dining spots and entertainment venues, as well as the cultural hub of Home of the Arts offering concerts and cinemas, and the iconic beaches of Surfers Paradise. Additionally, the Gold Coast Turf Club, Southport Golf Club, Ashmore Tafe, and numerous schools are all within easy reach. Immerse yourself in upscale apartment living at 4205/1-7 Waterford Court, Bundall. This is an unmissable opportunity for those in pursuit of a harmonious mix of comfort, convenience, and quality. Property Features: • Secure access via keypad entry • Air-conditioned open plan living • Stylish galley kitchen with double sink, ample cabinetry, and electric cooktop & glass splashback • Thoughtfully selected ceramic tiles throughout living and dining areas • Charmingly secluded, north-facing balcony • Ceiling to floor curtains • Generously sized bedrooms with reverse cycle air conditioning systems • Lush, carpeted rooms with large built-in wardrobes • Main bathroom with European style laundry • Unique master suite with plantation shutters, ceiling fan, reverse cycle air conditioning, ensuite bathroom, and spacious walk-in robe Highlights of the Complex include. • Private, fully seated café within the complex offering delivery for residents • 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 - \$444 Per Quarter Approximately. Utilities - \$216 Per Quarter Approximately. Body Corp - \$1116 Per Quarter Approximately. Rental Appraisal: \$850 - \$900 Approx Sinking Fund Balance: \$1,070,000 Approximately. Centrally located and close to: • 8 min from Benowa Gardens Shopping Centre (2.9 km) • A short walk to the Bundall Racecourse • 6 min away from Benowa State Primary School (3.5 km) • 6 min away Home Of The Arts • 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 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.