

# 4209/1-7 Waterford Court, Bundall, Qld 4217



## Apartment For Sale

Wednesday, 29 May 2024

4209/1-7 Waterford Court, Bundall, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## For Sale

A rare opportunity awaits to acquire this central, second-floor, two-bedroom modern apartment boasting an east facing balcony, situated in the heart of Bundall. With an open plan design spanning 90m<sup>2</sup>, opportunities like this for central Gold Coast living at outstanding value are especially scarce highlighting how highly coveted and rarely available apartments of this quality and composition are. This two-bedroom, two-bathroom, two car space apartment is a lesson in open-plan luxury and simplicity. Though only 8 years old, this apartment has been modernised with stunning materials such as modern composite flooring, flowing curtains, and smart switches for home control. The complex provides secure access via keypad entry or underground parking. Upon entry into the foyer, you're met with a spacious terrace with vibrant gardens, pergolas, and barbecue areas. Residents also enjoy a stylish pool, café, and gym, making Waterford an exceptionally appealing choice for apartment living or astute investment. This well-designed unit offers air-conditioned open plan living with a stylish galley kitchen, complete with a double sink, ample cabinetry, and an induction cooktop on generous counters. Ceramic tiles in high-traffic areas add a modern and practical touch. The lounge, adorned with floor-to-ceiling curtains, frames a picturesque outlook, creating a serene ambiance. This seamless connection between the indoor living space and the outdoor balcony makes hosting social events a breeze, allowing for versatile entertaining options throughout the year. The generously sized master bedroom with stylish floor-to-ceiling curtains is equipped with its own reverse cycle air conditioning systems to allow comfort in all seasons. Robust, modern flooring has been meticulously chosen to create a modern space in design, while also allowing practicality. The second bathroom, doubling as a European-style laundry, prioritizes functionality without sacrificing style, featuring space for a washing machine and dryer. With stone benches and an open-style shower, this bathroom exudes sophistication and low-maintenance elegance. 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. Immerse yourself in upscale apartment living at 4209/1-7 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, east-facing balcony
- Ceiling to floor curtains
- Modern style composite flooring in bedrooms
- Main bathroom with European style laundry
- Unique master suite with 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 – \$1572 Per Annum Approximately. Utilities – \$338 Per Quarter Approximately. Body Corp – \$91 Per Week Approximately. Rental Appraisal: \$780– \$820**

**Approx Sinking Fund Balance: \$923,300 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/café'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.