

4B/510 Marine Parade, Biggera Waters, Qld 4216



Apartment For Sale

Wednesday, 17 January 2024

4B/510 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 89 m2

Type: Apartment



Ben Fisher
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For Sale

The Offer The intention here is to feel like there is nothing between you and the outdoors. Witness breathtaking sunrises and sunsets from the comfort of your home. The apartment boasts an impressive Broadwater view to the East, and immersive mountain views to the West, creating a picturesque backdrop that will leave you in awe at any time of the day. Natural light floods every room, enhancing the sense of space and tranquillity. The interior is designed to maximize the coastal vibes, creating an atmosphere that is both refreshing and invigorating. Apartment 4b lets you immerse yourself in the seamless integration of contemporary design and coastal aesthetics. Every corner of this apartment has been thoughtfully curated to exude a fresh, airy ambiance. No detail has been spared in the renovation of this residence. From sleek fixtures to premium materials, experience the epitome of modern coastal living. This property is move-in ready, allowing you to indulge in the waterfront lifestyle without the hassle of renovations.

Highlights+ Completely remodelled apartment fusing modern and coastal styles+ Protected South facing aspect on the fourth floor+ Extended balcony runs the length of the apartment+ Private entrance close to the lift+ Panoramic views from the Broadwater to the Hinterland, taking in Biggera Creek+ Smartest floor plan layout in the building+ Sharp modern kitchen with dish-drawer dishwashing system+ Large luxury soaking bath tub in main bathroom+ Compact Euro-style laundry+ Two bedrooms, master with ensuite and both with built-in wardrobes and ceiling fans+ Flowing dining and lounge area with ceiling fan and air conditioning+ Vast glass sliding doors and windows for fresh airflow and natural sunlight+ Generous protected balcony doubles as an outdoor dining or living space+ CrimSafe security screens and front door+ Reverse-cycle air conditioning plus ceiling fans+ Atrium balcony off master bedroom+ Intercom, two dynamic glass elevators+ Secure under cover parking+ Private gardens, in-ground pool, roof-top pool with 360 degree views, tennis court, his/her saunas, 2 spas, atrium gardens with indoor stream, basic gym and arcade-inspired games room, adult retreat with pool table, library and TV+ On-site, live-in manager+ Separately metered electrical, split water+ Pet-friendly+ Blended use residential and holiday resort

The Numbers+ Body corporate \$223 per week approx.+ Sinking fund \$325,000 approx.+ Holiday letting from \$260 per night off-season to \$460 per night peak season (min 3-night stay)+ 80% (approx) occupancy rate for holiday letting (as referred by on-site mgt)+ \$750-\$800 per week rental potential+ Council rates \$950 per half year approx.+ Council water \$350 per quarter approx. (depends on use)+ 65 units in the building+ Built 1992

Icing on the Cake The Atrium Resort offers more than a home; it delivers a lifestyle. Enjoy exclusive access to resort-quality amenities, including roof top and ground level swimming pools, spas, his and her saunas and beautifully landscaped atrium gardens with its own flowing spring. This is not merely a home; it's a year-round vacation retreat. Only a few steps to the magnificent Broadwater, local dining and shopping is close by, this could be a home, a retreat, or a lucrative investment. The choice is yours.

Thinking about real estate? We should Talk. Call Ben, your mate in real estate.

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