

**5/15 Clark Street, Biggera Waters, Qld 4216**



**Sold Apartment**

Thursday, 12 October 2023

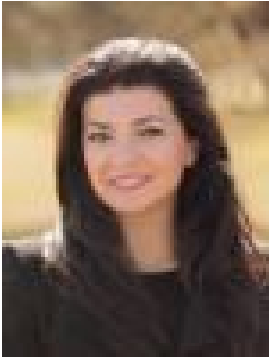
5/15 Clark Street, Biggera Waters, Qld 4216

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Irma Smith

## Contact agent

Discover the Ultimate Lifestyle Close to the Broadwater We are delighted to introduce a splendid one-bedroom unit with an additional study or formal dining area, located in the highly sought-after Clark Street precinct. This modern haven offers both convenience and a dream lifestyle. The unit boasts a generous open-plan design that seamlessly flows out to a balcony, providing panoramic views. This residence truly encapsulates the essence of Gold Coast living, offering you a chance to be just a stone's throw from the tranquil Gold Coast Broadwater, yet conveniently close to the Gold Coast Highway for easy access to M1.

**Key Features\***

- A bright and airy apartment on the top floor of a three-storey walk-up building\*
- The master bedroom features built-in wardrobes and its own private balcony\*
- The unit comprises one bathroom with a stylish double vanity\*
- The open-plan living area offers the flexibility of separate formal dining or a study area, with easy access to the balcony\*
- A spacious kitchen\*

**Prime Location:** Enjoy the myriad waterfront activities along the nearby Broadwater, or effortlessly connect to the rest of the Gold Coast via the GC Highway.\*

- Secure parking for one vehicle\*
- Swimming pool \*
- Currently tenanted\*\*

**Please note that all viewings are available by PRIVATE APPOINTMENTS ONLY \*\***

**A Look at the Numbers:**

- Council rates approximately \$2,400 per year (reduced for owner-occupiers)\*
- Water rates approximately \$1,300 per year\*
- Strata rates approximately \$90 per week

As an astute investment, this property is currently tenanted, generating a steady income of \$340 per week, with the rent set to increase to \$520 per week from December. However, its true value lies in its potential. Whether you are an investor looking to capitalize on its prime location, a first-time homebuyer seeking the best the Gold Coast has to offer, or simply someone yearning for a picturesque escape, this unit is not just a property; it's a lifestyle. It's savoring morning coffees on the balcony, enjoying sunset strolls by the Broadwater, and staying connected to the finest entertainment and dining venues. Don't let this golden opportunity slip through your fingers. Make this unit your slice of paradise in beautiful Biggera Waters.