

6/496 Marine Parade, Biggera Waters, Qld 4216



Apartment For Sale

Saturday, 18 November 2023

6/496 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 223 m2

Type: Apartment



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Auction

Auction Location: On-Site Welcome to your dream home! Located in the heart of Biggera Waters, set back from the street is this gorgeous 3 bedroom, 2 bathroom, two-storey sky home with views right across to the sparkling waters of the Broadwater. This is the perfect opportunity to secure an unparalleled lifestyle in the epitome of coastal living! Designed to take advantage of the natural light and the stunning views from every possible angle, this apartment brings the family together with its large lounge room and balcony beyond, while giving the adults their own retreat upstairs with ensuite, bar area and private balcony with equally spectacular views to wake up to with your morning coffee or savour with an afternoon cocktail. **Featuring:-** Unique split-level design. **Level 1:-** Walk into your spacious entrance- A well positioned kitchen with ample bench, storage space and breakfast bar, and views out to the ocean – electric appliances- A large standalone pantry- Spacious open plan lounge & dining combined living- 2nd Bedroom with an ensuite (Jack & Jill bathroom/toilet) carpeted floors- 3rd Bedroom with built ins, carpeted floors, & private balcony- Separate toilet- Internal laundry- Stairway up to the level 2- Ceiling fans throughout **Level 2:** Consider level 2 as the adult's retreat, or simply your own private oasis. Be the hostess with the 'mostess' when you entertain in the bar. You will be delighted with the natural light, the sea breezes, and everything that says 'coastal living' as you step out from the bar/entertainment area onto the wrap around balcony. You will find the main bedroom upstairs features a large ensuite, built-ins, carpeted floors & private balcony. **Other Features:-** A boutique complex of only 9 apartments- Tandem lock up garage with remote access- Ample storage- Glass sliding doors upstairs & downstairs- Security screens throughout- Tiled balconies- Walking distance to local shopping precinct, Charis Seafood, and the Grand Hotel **Key Financial information:-** GCCC water rates of \$1,360 per year approx.- GCCC council rates of \$2,410 per year approx.- Body Corporate of \$70.23 per week approx.- Rental appraisal of \$850 - \$900 per week approx. Located in the sought-after Biggera Waters, you'll have everything at your doorstep. Enjoy a leisurely stroll along the Broadwater Parklands, indulge in the vibrant dining scene at nearby cafes and restaurants, or take advantage of the world-class shopping options at Harbour Town. With easy access to public transport and major highways, commuting to work or exploring the Gold Coast has never been easier.