

**609/33 Clark Street, Biggera Waters, Qld 4216**



**Sold Apartment**

Monday, 6 November 2023

609/33 Clark Street, Biggera Waters, Qld 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Yulia Far

**\$517,000**

Imagine living just a few minutes walk to the crystal-clear Broadwater. This apartment is located in the exclusive "Pavilions by the Broadwater" and features all the comforts of Gold Coast living. Resort-style facilities make for holiday living, every day of the year! The large open plan is flooded with ambient natural light and cooled by gentle breezes from the north and south.

**INCREDIBLE PROPERTY FEATURES\*** Clever open plan layout, ideal for entertaining\* 2 bedrooms, master with en-suite and walk-in robe.\* 2 bathrooms\* Ducted air conditioning\* Big undercover North Facing balcony\* single secure undercover car parking –\* additional undercover parking can be arranged for a minimal fee through the property managers.\* Immaculate kitchen with stainless steel appliances\* Secure intercom entry

**OUTSTANDING LIFESTYLE BENEFITS\*** Relish the sunshine from dawn till dusk\* Cool breezes all day, every day\* Indoor/outdoor life with style\* Quiet residential complex\* Plenty of space for visitors and family\* Fully equipped gym, 2x undercover BBQ area, 2x pools, media room, spa, gated entry\* Stones throw to Broadwater, Quota Park, Charis and Grand\* Runaway Bay Shopping Centre Village 2.4km\* Metro Market 800 m\* Proximity Ryder park and boat ramp\* Undercover BBQ area with shade sails

Rental Appraisal \$650-\$680 per week. Body Corporate levies \$1250 / quarter = \$98/week (inclusive insurance, sinking & admin fund) Water Rates \$232.52 / quarter = \$18 / week Council Rates \$927.77 / every 6 month = \$36 / week

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