

701/430 Marine Parade, Biggera Waters, Qld 4216

@realty

Sold Apartment

Tuesday, 28 November 2023

701/430 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Francine Setchell

\$675,000

FANTASTIC 7TH FLOOR APARTMENT WITH SWEEPING HINTERLAND VIEWS Enjoy Broadwater living in this 7th floor contemporary apartment, offering panoramic views of The Hinterland and towards The Broadwater from your generous balcony. This great apartment is flooded with natural light. Silvershore is situated opposite the sandy Broadwater foreshore. The very spacious open plan living/dining area, is fully tiled and leads out to a large balcony that is ideal for entertaining or to simply sit back, relax with a glass of wine and enjoy the sunset views. The modern entertainer's kitchen has mirrored splash backs, stainless steel appliances - gas cooktop & dishwasher and stone bench tops. Plus, there's ample space to install a large kitchen island if wanted. The Master bedroom leads directly out to the spacious balcony via floor to ceiling, stacking patio door, has windows looking towards The Broadwater and walk through wardrobes to the 2 way/en-suite bathroom. Bedroom 2 has windows looking to the Broadwater This modern apartment is positioned on Marine Parade with direct access to the Broadwater, walkways and parks and is only a stroll to restaurants and cafes, amenities and shops, Easy access to Griffith University, Gold Coast University Hospital, and Runaway Bay Shopping Centre and Harbour Town for outlet shopping. The perfect apartment for home or investment. You can stay when it suits you and holiday let when you want to or live in or rent out permanently - the choice is yours.

Apartment Features

- European laundry
- Ducted and zoned air-conditioning throughout
- 1 underground parking space
- Low Body Corporate approximately \$99pw
- Currently tenanted for \$440pw
- The current rental appraisal \$700pw
- Ideal for an owner occupier, holiday get away or investment

Building facilities include

- 25m heated resort pool and heated spa overlooking Broadwater
- Waterside, poolside BBQ & entertainment terrace + 2nd garden BBQ area.
- Resident's lounge
- Private gymnasium & Sauna
- Landscaped gardens
- Audio intercom system & security cameras.
- Security access to all floor levels
- Ample visitor parking
- Pet friendly building - with body corp approval
- Fantastic Live-in, on-site managers – Holiday rental pool option available
- Close to The Broadwater, Gold Coast's sun drenched beaches, parks and an array of fine restaurants, cafes and takeaways.

The Numbers For You

- Body corporate \$99pw (approx.)
- Council rates \$2,580pa – Investor (approx.) An Owner Occupier would pay slightly less.
- Water rates \$1250pa (approx.) individually metered

Don't sit on your hands with this one or you'll miss it. Very motivated seller wants this Sold ASAP An inspection won't disappoint. Disclaimer: In preparation of information for this listing we used our best endeavours to ensure that the information contained herein is true and correct but accept no responsibility and disclaim all responsibility in respect of any errors omissions inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.