

**706/430 Marine Parade, Biggera Waters, Qld 4216**

@realty

**Sold Apartment**

Wednesday, 15 November 2023

706/430 Marine Parade, Biggera Waters, Qld 4216

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Francine Setchell

**\$585,000**

Enjoy Broadwater living at its best in this contemporary apartment, with fantastic Hinterland views. Silvershore is situated opposite the sandy Broadwater foreshore. This modern apartment is flooded with natural light. The sleek, white entertainer's galley kitchen has ample storage, white tiles 'subway' tile splash backs, stainless steel appliances and gas cook top. The light and bright open plan living/dining area has been updated with recently installed floating wood floorboards throughout. The patio doors stack back completely to give the indoor/outdoor feeling that the Gold Coast lifestyle is all about and lead straight out to the generous private balcony with exterior plantation shutters and ceiling fan, so it's ideal for all year round entertaining. Just sit back, relax with a glass of champagne and enjoy your sunset views. The Master bedroom looks over the living area to the Hinterland beyond and has built in wardrobes, shutters and a 2-way en-suite bathroom. The floating wood floorboards continue into the 2nd bedroom/Study/Multi-purpose room which has obscured sliding doors and is big enough for a double bed and robe so can easily be used as a bedroom for your guests. The majority of Silvershore apartments are owner occupied or permanent tenancies. This apartment is in the holiday pool so vacant possession can be arranged. Silvershore 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. 2.4km to Australia Fair. 6km to Main Beach

**Apartment Features Include:-**

- Renovated apartment
- Furniture available to purchase
- Spacious open plan living/dining room
- Updated modern gourmet kitchen
- Generous Master bedroom with triple mirrored wardrobes
- 2 way, walk through en-suite bathroom
- Bedroom 2/Study/Multi-purpose room with sliding doors
- European laundry
- Ducted air-conditioning
- 1 secure underground parking space
- Low Body Corporate approx. \$99 per week
- Your tenants pay for their own water usage and utilities.

**Silvershore Apartment Facilities Include:**

- 25m heated infinity lap pool & spa overlooking The Broadwater
- Outdoor shower
- 2 x Large BBQ entertainment areas
- Fully equipped Gymnasium, Spa, Sauna & Recreation/Private Residents Lounge
- Landscaped Tropical Gardens
- Intercom & security cameras.
- Live-in on-site managers
- Holiday Rental approved using on-site managers
- High rental interest
- Ideal apartment would suit the discerning owner-occupier, holiday get away/weekender or investment property 20m to the pristine Broadwater
- Ample visitor parking
- Secure residents parking
- The building has recently been repainted internally and externally and flooring replaced.

**\*\* THE VIEWS OF THE HINTERLAND ARE FROM AN APARTMENT ON THE SAME FLOOR\*\*** The interior photos are predominantly of this apartment. Some are of another with the same floor plan and are for reference only at this time.

**\*Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein