

9/434 Marine Parade, Biggera Waters, Qld 4216

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Apartment For Sale

Friday, 1 March 2024

9/434 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



Jason Widdows
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Offers over \$579,000

1 Bedroom | 1 Bathroom | 1 Secure Car space with storage | Shared Rooftop Entertaining Space | Air Conditioned Rare opportunity to secure your piece of Broadwater frontage, never to be built out, in this boutique apartment building. This well presented and superbly located penthouse apartment is a perfect coastal retreat or investment opportunity! Idyllically situated right on Marine Parade, boasting stunning uninterrupted views of the Broadwater, this unit is truly one of a kind! The coastal vibe and easy lifestyle are reflected in this one bedroom apartment that is currently rented to a long term tenant, with the option for them to stay on, or make it your own dream home. With views of the Broadwater extending down to Main Beach, whether you are relaxing on the balcony, in the bedroom, entertaining in your lounge or up on the rooftop, you are reminded of just how close you are to everything. Brilliantly located just moments to the water, walking / running / cycling paths, and a short walk to Broadwater Parklands, Grand Hotel complex, Charis seafoods, Aqua restaurants and cafes, Biggera Waters Village shopping centre. A short drive will see you at Harbour Town, Runaway Bay shopping centre and sporting facilities, Southport CBD, popular schools, child care centres, community centres, our stunning beaches and the light rail. Don't miss your chance to experience the ultimate waterfront retreat in this exclusive penthouse residence. Key Features: • Spacious air-conditioned lounge/dining area with east and north aspect • East facing balcony off living area has stunning Broadwater views • Master bedroom also faces east and south with views of the Broadwater all the way down to Main Beach - great for the summer breeze • Full Kitchen with dishwasher, great storage, double sink and large fridge space • King sized bedroom with Broadwater views providing a wall of built-in wardrobes with great storage • Combination bathroom / laundry is of a spacious, functional design • Electric HWS, linen cupboard, secure access to entry and garaging • Hardwood flooring in the lounge, carpeted bedroom and tiles elsewhere • Underground secure carpark with storage, 3 visitor parks, shared rooftop balcony • Boutique 3 storey walk up with only 12 units The Data: • Low Body Corp of \$84* per week which includes building insurance (paid on time discount) • Water rates: \$302* per quarter (usage on shared basis) • Council rates: \$1207* per half year (this is the investor rate, reduced rate for owner occupiers) • Smoke alarms are 2023 compliant • Rental appraised at \$550-575* per week • Current lease in place is periodical at \$420 per week (due to long-term tenant of 10+ years) • Unit size = Total 73sqm* (Unit: 52sqm, Balcony: 7sqm, Car Space: 14sqm) (* = Approximately) This apartment is one of a kind, for more information or to secure your own piece of paradise, please contact Jason Widdows 0428 980 576. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate and accept no responsibility and disclaim all liability 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.