

**902/430 Marine Parade, Biggera Waters, Qld 4216**

@realty

## **Apartment For Sale**

Friday, 2 February 2024

902/430 Marine Parade, Biggera Waters, Qld 4216

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## OFFERS OVER \$640,000

Enjoy Broadwater living at its best in this Top Floor - 9th level, contemporary apartment that offers spectacular, panoramic views of The Hinterland. This modern apartment is flooded with natural light. The modern white entertainer's galley kitchen has built in pantry and an additional bank of 7 large drawers with stone benchtops added by the current owners providing more storage than other apartments in the building. Mirrored splashbacks, stainless steel appliances and gas cooktop. The kitchen flows directly to the open plan lounge/dining area. This light and airy space benefits from a wall of built in cabinetry, allowing the owner to have maximum storage. The floor to ceiling 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 private and generous, extra-large 25m<sup>2</sup> balcony that's like an extra living room. It's so big you will live out there all year round, entertaining or simply sitting back, relaxing with a glass of wine and enjoying the sunset views. The Master bedroom looks over the living area, through plantation shutters, to the Hinterland beyond and has triple, mirror fronted, built in robes and a 2-way en-suite bathroom. The 2nd bedroom/study/multi-purpose room has obscured sliding doors so can easily be used as a bedroom for your occasional guest. This modern apartment is positioned in Silvershore, which is situated right across the street from the sandy Broadwater foreshore on Marine Parade. Silvershore enjoys easy access to the Broadwater walkways and parks and is only a stroll to restaurants and cafes, amenities and shops, Griffith University, Gold Coast University Hospital, and Runaway Bay Shopping Centre and Harbour Town for outlet shopping. The majority of Silvershore apartments are owner occupied or permanent tenancies, with only about 23 apartments in the holiday pool. The perfect apartment for home or investment. You can stay when it suits you and holiday let it when you want or live in or rent out permanently - the choice is yours.

**APARTMENT FEATRURES INCLUDE :-**

- Spacious open plan living + full wall of built in storage cabinets
- Modern gourmet kitchen + additional storage and benchtop
- 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 underground parking space
- Low Body Corporate approx. \$97 per week

**BUILDING FEATRURES INCLUDE :-**

- 25m heated resort pool and heated spa overlooking Broadwater
- Poolside BBQ and 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.
- Rental appraisal \$550 - \$600pw
- Your tenants pay for their own water usage. 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 \$97pw (approx.)
- Council rates \$1600pa - Owner Occupier. \$2,000pa – Investor (approx.)
- Water rates \$1200pa (approx.) individually metered

Don't wait too long or you'll miss it. Motivated seller. 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.