


1/516 Marine Parade, Biggera Waters, QLD, 4216

 **LJ Hooker Broadwater**

Sold Apartment

Monday, 19 August 2024

1/516 Marine Parade, Biggera Waters, QLD, 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

WATERFRONT GROUND FLOOR TERRACE APARTMENT

A unique opportunity not to be missed! Front row ground floor apartment on Marine Parade just directly across the beach and priced to sell quickly due to owner's situation. Capturing picture-perfect water views, this low maintenance two bedroom apartment is light filled and an unmissable opportunity for first home buyers or downsizers seeking a sought after position. Relax and enjoy the all around entertaining vistas from the comfort of your home!

With only 9 apartments situated on an ideal corner block right on the Broadwater, the potential for this unique investment opportunity is very bright, on the development side. A savvy investor will see immediately the opportunity that this presents. Currently tenanted at \$585 per week.

Located on the front ground floor of the building, the apartment has been completely upgraded, with the perfect mix of clean modern and coastal finishes. Plenty of natural light and access to front terrace garden to rejoice Broadwater lifestyle at its best!

The property includes a secured lockable garage. Solid brick and tile building with low maintenance and extra low body corporate of \$40 per week.

Features include:

- * Fully renovated with modern clean finishes
- * Open plan kitchen with breakfast bar, dishwasher, separate pantry and great views
- * Front row ground floor
- * 2 bedrooms both with built-in robes
- * Combined spacious bathroom/laundry
- * Ceramic tiles and timber floors in bedrooms
- * Ceiling fans throughout
- * Electrical update with downlights throughout
- * Garage secured for 1 car
- * Corner waterfront boutique complex of only 9 apartments in corner block of 879 sqm

The numbers:

- * Body Corporate \$40 per week
- * Council Rates approx. \$1,851 per year
- * Water Rates approx. \$1,225 per year
- * Lease appraisal \$620-\$650 per week (currently tenanted at \$580 pw)

Across from Broadwater Beach, Close to Public Transport, Cafes, an abundance of dining options. Do not delay, contact Ana Tulloch today on 0439 343 432.

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