

**10/31 Loder St, Biggera Waters, QLD, 4216**

 **LJ Hooker** Broadwater

**Sold Apartment**

Monday, 19 August 2024

10/31 Loder St, Biggera Waters, QLD, 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## STUNNING APARTMENT IN BOUTIQUE SMALL BUILDING JUST STEPS FROM THE BEACH

OPEN HOME CANCELLED. PLEASE CONTACT AGENT.

PROBABLY THE BEST BUY IN BIGGERA WATERS!!. Unique and stunning 167m2 property with private rooftop terrace only a few minutes walk to renowned Broadwater beaches and parks. Nestled in a boutique design and secure building of only 11 residents, this property offers a fantastic opportunity for a new owner looking for space, privacy and fantastic lifestyle with outdoor space to enjoy all year entertaining with guests and family, afternoon BBQs while admiring the beautiful sunsets or simply a space to unwind.

You won't find a better buy so close to water. Sellers circumstances make this a unique opportunity whether you are an investor or owner occupier in search of lifestyle.

Step inside to discover a spacious open plan living and dining area providing plenty of light and space with large white porcelain tiles for easy maintenance leading to covered outdoor balcony where you will find the spiral staircase to access your own rooftop terrace.

Fully equipped kitchen will satisfy all chef's needs featuring stone tops with waterfall finish, breakfast bar and loads of cupboard space. 3 good size bedrooms (master with WIR and ensuite) with 2 modern bathrooms with luxurious finishes.

Features:

- \* Large Combined lounge/dining with white tiles
- \* Stunning kitchen with loads of bench and cupboard space & breakfast bar
- \* Main bedroom with walk-in-robe, ensuite, ceiling fan and air conditioning
- \* Two additional bedrooms with ceiling fans and built-in-robos, one with air conditioning
- \* Modern main bathroom with bath/shower combination
- \* European laundry in cabinet off the kitchen
- \* Covered balcony off living
- \* Spiral stair case to upstairs private rooftop terrace
- \* 2 x side-by-side carpark in secure parking
- \* Lift to carpark
- \* Building has pool for residents enjoyment

The Numbers:

- \* Body Corporate (sinking, admin fund plus insurance) around \$127 per week
- \* Council Rates around \$2,300 per year
- \* Water Rates around \$1,200 per year
- \* Updated rental appraisal around \$850 per week

A perfect opportunity for you to secure a beautiful, spacious apartment walking distance to the Broadwater and Biggera Waters shopping centre. Call Ana Tulloch today for more information on 0439 343 432.

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