

2/526 Marine Parade, Biggera Waters, QLD, 4216

 **LJ Hooker** Broadwater

Apartment For Sale

Tuesday, 15 October 2024

2/526 Marine Parade, Biggera Waters, QLD, 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

WATERFRONT TERRACE OFFERS UNIQUE LIFESTYLE

Nestled in a small block of only 6 residents you will find this unique North/East facing elevated ground terrace with uninterrupted views to the magnificent Broadwater beach, parks and walkway. Why to compromise in privacy and space for a water view when you can have it all!. Certainly an extremely rare opportunity to secure this low maintenance property to suit any downsizer or investor alike.

The residence offers large size living/dining showcasing mesmerizing views from your protected sunroom. Feel the sea breezes and sunshine all year around. Perfectly positioned with its Northerly windows to all rooms with stunning white plantation shutters adding comfort and homely surroundings. Kitchen has been nicely renovated with plenty of cupboards and natural light that would please any dedicated cook.

Bedrooms are large, like the old good days, the Master with renovated ensuite. A key advantage of this home is its internal access to its own private garage with roller door, a unique feature to this property (the only one in the building). Adding plenty of comfort and security for its owners. Current owners have enjoyed all the lifestyle this residence offers but is time now for them to move on.

Features you will love:

- * Front waterfront with uninterrupted views
- * North/ East corner aspect (best in Queensland protected from Southerly weather)
- * Elevated ground floor terrace
- * Large open plan living/dining with AC and ceiling fans
- * Modern kitchen with S/S appliances & dishwasher
- * Additional protected sunroom with security screens
- * 2 extra large bedrooms
- * 2 bathrooms (master with ensuite)
- * Plantation shutters throughout
- * Composite timber like flooring boards & carpet in bedrooms
- * All bedrooms with BIR , Air-conditioning and ceiling fans
- * Low maintenance building solid brick and tile with only 6 residents
- * 139 sqm property over one level, with internal garage access
- * Separate laundry room with extra storage
- * Lots of natural light and breezes all year around
- * Ceiling fans throughout
- * Block around 1,004 sqm (20m frontage x 50m depth approx.)

The Numbers:

- * Low Body corporate around \$3,525 per year (around \$67 per week)
- * Council Rates around \$1,900 per year
- * Water Rates around \$1,400 per year

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