

# 2204/1-7 Waterford Court, Bundall, Qld 4217



## Apartment For Sale

Monday, 8 July 2024

2204/1-7 Waterford Court, Bundall, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## For Sale

An extraordinary chance beckons to own this centrally located, second-floor, two-bedroom modern apartment with a west-facing balcony, nestled in the vibrant heart of Bundall. Spanning 88m<sup>2</sup> with an open-plan layout, such exceptional opportunities for premier Gold Coast living at remarkable value are rare indeed, showcasing the high demand and limited availability of apartments of this calibre and design. This 8-year-old complex offers secure access through keypad entry or underground parking. As you step into the foyer, you're greeted by a spacious terrace adorned with vibrant gardens, pergolas, and barbecue areas. Residents can also enjoy a stylish pool, café, and gym, making Waterford an exceptionally attractive option for both luxurious living and savvy investment. This thoughtfully designed unit features air-conditioned open plan living complemented by a chic galley kitchen. The kitchen boasts a double sink, ample cabinetry, and an induction cooktop set on generous counters. Ceramic tiles in high-traffic areas add a touch of modernity and practicality. The lounge, elegantly adorned with floor-to-ceiling curtains, offers a picturesque view that creates a tranquil ambiance. The seamless flow between the indoor living area and the outdoor balcony makes hosting social events effortless, providing versatile entertaining options all year round. The generously sized master bedroom with stylish floor-to-ceiling curtains is equipped with its own reverse cycle air conditioning systems to allow comfort in all seasons. Robust, modern flooring has been meticulously chosen to create a modern space in design, while also allowing practicality. The second bathroom, which also serves as a European-style laundry, emphasizes functionality while maintaining a sense of style. It offers ample space for a washing machine and dryer, with stone benches and an open-style shower adding a touch of sophistication and low-maintenance elegance. Perfectly positioned just five minutes from Chevron Island's acclaimed dining and entertainment spots, as well as the cultural epicentre of Home of the Arts with its concerts and cinemas, and the iconic shores of Surfers Paradise. Immerse yourself in upscale apartment living at 2204/1-7 Waterford Court, Bundall. This is an unmissable opportunity for those in pursuit of a balanced mix of comfort, convenience, and quality.

**Property Features:**

- Keypad entry for secure access
- Open plan living with air conditioning
- Chic galley kitchen featuring a double sink, ample cabinetry, electric cooktop, and glass splashback
- Elegantly chosen ceramic tiles throughout the living and dining areas
- Delightfully private west-facing balcony
- Floor-to-ceiling curtains
- Lush, carpeted bedrooms
- Main bathroom with integrated European-style laundry
- Distinctive master suite with reverse cycle air conditioning, ensuite bathroom, and generous walk-in wardrobe

**Highlights of the Complex include:**

- Private, fully seated café within the complex offering delivery for residents
- Multiple BBQ areas for outdoor entertainment
- Luxurious resort style pool
- Well maintained gardens
- Secure basement parking
- Private gym within the complex
- Low body Corp fees

**Facts Rates - \$2414 Per Annum Approximately. Utilities - \$305 Per Quarter Approximately. Body Corp - \$91 Per Week Approximately. Rental Appraisal: \$750- \$800 Approx. Sinking Fund Balance: \$923,300 Approximately.**

**Centrally located and close to:**

- 8 min from Benowa Gardens Shopping Centre (2.9 km)
- A short walk to the Bundall Racecourse
- 6 min away from Benowa State Primary School (3.5 km)
- 6 min away Home of The Arts
- 7 min away from Benowa State High School (3.4 km)
- Close to restaurants/cafe's/shops
- Close to public transport; train stations and bus stops within walking distance
- Parks, bicycle and walking tracks near by

This home has been lovingly maintained and is child and pet friendly. There are many lifestyle features not mentioned above which all add to its functionality and liveability. This home is perfect to either raise your family, watch the area grow, reap the rental return, or simply enjoy life in the suburbs. Don't miss this opportunity to secure this home in this superb location. Contact Sam Tahana on 0400 047 129 or Jordan Baldan-Vine on 0468 544 264 today.

**Disclaimer:** Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.