


3/12 Oleander Ave, Biggera Waters, QLD, 4216

 **LJ Hooker** Broadwater

Sold Apartment

Monday, 19 August 2024

3/12 Oleander Ave, Biggera Waters, QLD, 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

PEACEFUL LIVING AND WALK TO WATER

Beautifully appointed apartment in boutique secure gated complex of only 8 residents. Located on the first floor, this private property has a fantastic home feel with the warmth of the timber floors and the spacious full length covered balcony overlooking the leafy trees, in a very quiet setting, perfect to enjoy your outdoor entertaining.

Owners have enjoyed the lifestyle this property offers so close to the renown Broadwater beaches and parks, restaurants and shopping centers as well as public transport at fingertips, but as the family is growing, is time to move on to their next stage, providing a unique opportunity to a new owner. Whether you are looking for the perfect starter or ideal investment in one of the most desirable pockets on the Gold Coast, known for its nice wide streets, proximity to all you need and a short walk to what everyone wants...the beach!

Plenty of light, airy and neat as a pin, this home has neutral palette colours and will appeal to buyers who are looking for a home with nothing to do with a cozy, fresh and modern feel. Corner large kitchen ideal for families or for those who enjoyed cooking with plenty of cupboards, large pantry, wall oven, breakfast bench and more in perfect condition.

Open plan living/dining leading onto the inviting balcony and 2 good size bedrooms (master with ensuite). Recently painted with new ceiling fans and several upgrades, this apartment is now available for the next lucky owner.

Features you will love:

- * 2 generous bedrooms with built-in-robies (master with ensuite)
- * 2 full bathrooms
- * Contemporary kitchen with large walk-in pantry and plenty of cupboard space
- * Combined bath/laundry with a bath/shower combination in family bathroom
- * Light and airy lounge/dining with timber floors
- * Large Covered outdoor balcony with security screens
- * Ceiling fans throughout
- * Air-conditioning
- * Security screens and doors
- * Secure single car park with shed (fits large car / working ute)
- * Gated complex
- * Only 8 apartments, 2 separate foyers with only 2 properties per floor

The Numbers:

- * Body corporate around \$110 per week (Sinking, Admin funds + building insurance)
- * Council Rates around \$2,300 per year
- * Water Rates around \$1,400 per year
- * Rental appraisal \$600 - \$630 per week

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