


3/20 Oleander Avenue, Biggera Waters, Qld 4216

 **LJ Hooker Broadwater**

Apartment For Sale

Monday, 20 May 2024

3/20 Oleander Avenue, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 92 m2

Type: Apartment



Ana Tulloch
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\$625,000 PLUS

Beautifully appointed apartment in boutique secure complex of only 6 residents. Located on the first floor, this private property has a fantastic home feel due to its corner location. Spacious living and plenty of light throughout with its multiple windows and generous 14 sqm balcony overlooking the leafy trees, in a very quiet setting, perfect to enjoy your outdoor entertaining. Owner has enjoyed the lifestyle this property offers so close to the renowned Broadwater beaches and parks, restaurants and shopping centers as well as public transport at fingertips, but due to family reasons must move away from the Gold Coast, 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! Airy and neat with fantastic floorplan, this home has neutral palette and will appeal to buyers who are looking for a home with a cozy, fresh feel. Corner large kitchen ideal for families or for those who enjoyed cooking with plenty of cupboards, large pantry, breakfast bench and more. 2 good size bedrooms (master with ensuite) and two full bathrooms, this apartment is now available for the next lucky owner. A distinctive feature is the extra large lockable storage room of 13 sqm!! Next to your also sizeable garage in secured underground carpark. Low body corporate is an added bonus at only around \$65 per week. Features you will love: * 2 generous bedrooms with built-in robes (master with ensuite) * 2 full bathrooms * Contemporary kitchen with large walk-in pantry and plenty of cupboard space * Light and airy corner first floor apartment * Large covered outdoor balcony with security screens * Ceiling fans throughout * 3 Air-conditioning units (living plus 2 bedrooms) * Security screens and doors * Secure single car park (fits large car / working ute) 7 m long ! * 13 sqm lockable storage room next to carpark * Only 6 apartments in boutique complex * Intercom * Low Body Corporate * Extremely quiet, yet close to everything

The Numbers: * Body Corporate: Approx. \$65 per week * Council Rates: Approx \$1,958 per annum * Water Rates: Approx \$1,528 per annum * Rental Appraisal: \$650 - \$680 per week Ideally situated just minutes away from the iconic Broadwater and Biggera Waters Metro Market. Fabulous opportunity to own an apartment in boutique complex. Do not delay - call Ana Tulloch on 0439 343 432 to arrange an inspection today. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.