

3111/1-7 Waterford Court, Bundall, Qld 4217



Apartment For Sale

Wednesday, 10 July 2024

3111/1-7 Waterford Court, Bundall, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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For Sale

Don't miss this rare opportunity to own a spacious, ground-floor, three-bedroom apartment in the heart of Bundall. Spanning an impressive 106m², this modern residence features an open-plan design and a north-facing patio, offering exceptional value for central Gold Coast living. As an owner-occupied property, it stands out for its quality and availability in this highly sought-after area. The 8-year-old complex presents secure entry with a keypad system and includes the convenience of underground parking. As you enter the foyer, you're greeted by an expansive terrace featuring lush gardens, charming pergolas, and inviting barbecue areas. The property also boasts a modern pool, a café, and a well-equipped gym, making Waterford an incredibly attractive option for both comfortable apartment living and savvy investment. This thoughtfully crafted unit features air-conditioned open plan living, highlighted by a chic galley kitchen. The kitchen boasts a double sink, abundant cabinetry, and an induction cooktop set against spacious Caesarstone countertops. Sleek ceramic tiles in high-traffic areas provide a contemporary and functional flair. The lounge, set with practical block out blinds, further enhances the ability for privacy and functionality. This seamless connection between the indoor living space and the outdoor patio makes entertaining simple, allowing for versatile social options throughout the year. The generously sized master bedroom is equipped with its own reverse cycle air conditioning systems to allow comfort in all seasons. Hardy, contemporary tiles have been carefully chosen to create a modern space in design, while also allowing practicality through large built-in wardrobes. Bedrooms two and three each have their own built-in robes, lush carpeted flooring choice and block out blinds. With both bedrooms being fitted with their own reverse cycle air conditioning to allow comfort all year round. The second bathroom, housing the European-style laundry, combines practicality with elegance. It accommodates both a washing machine and dryer, while stone countertops and an open-style shower add a touch of sophistication and ease of maintenance. Perfectly situated just five minutes away from Chevron Island's famous dining spots and entertainment venues, as well as the artistic hub of Home of the Arts offering concerts and cinemas, and the iconic beaches of Surfers Paradise. Immerse yourself in upscale apartment living at 3111/1-7 Waterford Court, Bundall. This is an unmissable opportunity for those in pursuit of a harmonious mix of comfort, convenience, and quality.

Property Features:

- Secure access via keypad entry
- Air-conditioned open plan living
- Stylish galley kitchen with double sink, ample cabinetry, and electric cooktop & glass splashback
- Thoughtfully selected ceramic tiles throughout living and dining areas
- Charmingly secluded, north-facing patio
- Block out blinds in all rooms
- Generously sized bedrooms with reverse cycle air conditioning systems
- Lush, carpeted bedrooms
- Main bathroom with European style laundry
- Unique master suite with reverse cycle air conditioning, ensuite bathroom, and spacious walk-in robe

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 – \$2500 Per Quarter Approximately. Utilities – \$400 Per Quarter Approximately. Body Corp – \$91 Per Quarter Approximately. Rental Appraisal: \$870– \$900 Approx. Sinking Fund Balance: \$1,070,000 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/café'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.

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