


6/77 Brighton Street, Biggera Waters, Qld 4216

 **LJ Hooker Broadwater**

Apartment For Sale

Monday, 22 April 2024

6/77 Brighton Street, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 90 m2

Type: Apartment



Ana Tulloch
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\$700,000 PLUS offers

PRICED TO SELL FAST...don't miss it!. All offers over \$700K will be presented. A boutique residential building just meters away from Broadwater beach, in sought after Biggera Waters on the Gold Coast. Nestled in a small modern building of only 10 is sure to offer private and quiet setting while just one street away from the magnificent Broadwater beaches. LOCATION truly is everything with coastal lifestyle on your doorstep and easy access to transport and amenities. Very low body corporate fees of \$83 pw are just a bonus. Are you looking to downsize? Or are you looking for your first property or safe investment? This is the perfect one! Immaculate presented and cleverly designed and functional floor plan with two conveniently separated bedrooms and bathrooms. A wonderful kitchen with stone benchtops and lots of storage and generous open plan living with fantastic North aspect windows leading to a generous covered alfresco balcony, with open views over the trees and roof tops, including outdoor roller blinds providing a wonderful and relaxing outdoor living all year round! Including 2 car spaces (tandem), plus a storage shed on ground level secured garage. This property is absolutely a rare find and won't last long...so be quick! Features: * Two generous bedrooms with BIRs * Beautiful quality timber floors * Main bedroom with ensuite and split system AC * Combined lounge/dining with split system AC * Modern kitchen with stone benchtops, OMEGA appliances & breakfast island bench * Covered outdoor alfresco balcony with blinds * Security doors and windows * Spacious and deep laundry cabinet * Freshly painted and reconditioned * 2 car tandem garage in secure parking with 2.6m door opening for high cars * Additional storage shed in garage * Secured and modern boutique residential building of only 10 apartments * Located on the 2nd floor with lift * High ceilings * Pet friendly building * Public Transport across the road * This property is owner occupied and available when required * For investors - Rental Appraisal around \$700- \$720 per week Outgoings: * Body Corporate approx. \$83 per week (including insurance) * Council Rates approx. \$1,850 per year * Water Rates approx. \$1,250 per year An opportunity like this does not come along every day.... Whether you are looking to get into the investment market or you are looking for a wonderful new home, look no further! With position and lifestyle at the forefront of the list of features this property has to offer, do not delay! Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for further information