


9/516 Marine Parade, Biggera Waters, Qld 4216

 LJ Hooker Broadwater

Sold Apartment

Monday, 30 October 2023

9/516 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Ana Tulloch
0755371311

\$610,000

Capturing picture-perfect Broadwater views, this low maintenance two bedroom apartment is light filled and an unmissable opportunity for first home buyers seeking a sought after position. With only 9 apartments situated on an ideal corner block right on the Broadwater, the potential for this unique investment opportunity is very bright on the development site. A savvy investor will see immediately the opportunity that this presents. The Extra Low Body Corporate around \$40 per week, makes this an extremely attractive opportunity for investors or owners alike, wanting to secure the perfect location. Located on the second floor of the building, the apartment has been completely renovated, with the perfect mix of clean modern and coastal finishes. White washed timber like flooring, feature wall panels, in an open floor plan layout, to optimise the views to the water from both living and kitchen, while providing privacy and peace for the two bedrooms. Plenty of natural light and a good sized balcony to enjoy and capture the Broadwater views and breezes. The property includes a secured garage for 1 car with internal access to stairwell. Solid brick and tile building with very low maintenance. Features include: * Fully renovated with modern clean finishes* Open plan kitchen with breakfast bar, dishwasher, separate pantry and great views* Large living / dining opening onto full length balcony with forever views* 2 bedrooms both with built-in robes (Master with direct access to bathroom)* Combined spacious renovated bathroom / laundry* Timber look flooring / carpet bedrooms* Ceiling fans throughout* Electrical update with downlights throughout * Garage for 1 car* Lock-up storage cage* Secure intercom entry* 2nd floor (top floor) NO LIFT* Waterfront boutique complex of only 9 apartments in corner block of 879 sqmThe numbers: * Body Corporate \$40 per week* Council Rates approx. \$1,851 per year * Water Rates approx. \$1,225 per year * Rental appraisal around \$570 - \$600 per weekClose to Public Transport, Cafes, an abundance of dining options and the Broadwater and Parklands. Do not delay, contact Ana Tulloch today on 0439 343 432.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.