

**Unit 3402/25 East Quay Drive, Biggera Waters, QLD,  
4216**



**Sold Apartment**

Wednesday, 18 September 2024

Unit 3402/25 East Quay Drive, Biggera Waters, QLD, 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Sunrise Serenity and Elegant Living: Your East Quays Oasis

The ever-popular East Quays complex presents another opportunity to buy into the Gold Coast lifestyle in an enviable manner! This is a meticulously maintained fourth-floor unit, just seven years young, offering exceptional features including breathtaking views from the East facing balcony. Picture waking up to the gentle glow of the sunrise, casting its golden hues over distant canals... a blissful start to any day and it could be yours - everyday!!

Stepping inside, you're greeted by soaring high ceilings, glossy wall-to-wall tiles provide a perfect canvas for furnishing and decorating and a warm, neutral colour palette, professionally chosen to create a sophisticated atmosphere. It's a refreshing departure from the standard white walls found in most apartments and sets a stylish tone that resonates throughout.

You'll love the culinary haven of the galley style kitchen, exuding a chic and low-maintenance functionality. It features top-of-the-line Miele appliances, including an integrated dishwasher and a gas cooktop. Ample cabinetry is complemented by stone benchtops and mirrored splashbacks resulting in a practical space that doesn't compromise on aesthetics. Oh and there's even plumbing in the fridge cavity for those who love a good ice making fridge!

Flow from the kitchen into the tiled dining and lounge area, a combined open space making it perfect for entertaining. The living areas are bathed in natural light, leading out through sliding glass doors to a private balcony. The east-facing aspect means sensational views from here, particularly in the early morning. They're one of our favourite things about this home!

There's more than a touch of elegance and comfort to the newly carpeted bedrooms and study. Double blinds throughout the home help control the light while providing privacy, and to be a little bit extra, the owner has installed electric blinds in the lounge and master too.

The master bedroom exudes an air of opulence, offering exclusive access to the balcony and a walk-through robe leading seamlessly to the ensuite. Within this private sanctuary, you'll discover a spacious shower, double vanities atop elegant stone benchtops, and stylish matte black fittings and fixtures.

The second bedroom is a haven for fashion enthusiasts, featuring a triple sliding door built-in robe – an ideal space to showcase your latest finds from Harbour Town! With convenient access to the main bathroom, this bedroom provides an almost ensuite-like experience, complete with a shower-over bath, toilet, and vanity adorned with the same high-quality fixtures as the ensuite.

Designed to accommodate various lifestyles, this floorplan includes a separate study room—perfect for those working from home or dedicated students. This versatile space could easily serve as a small third bedroom, a cozy toy or craft room, or even as additional storage, ensuring the apartment caters to a range of preferences.

The entire apartment benefits from ducted and zoned air conditioning, ensuring a pleasant environment year-round. As an end unit, you'll find unique external windows in the second bedroom and living area, a feature not available in most units. This added benefit enhances the sense of space and lets more light into the home, which is in 'as new' condition, thanks to the meticulous care of its house-proud, seldom-home, single-owner.

Enjoy the peace of mind knowing the complex ensures your safety with intercom and fob access throughout, CCTV security, and lift access to the floor. Indulge in the array of fantastic facilities offered by this boutique community, such as multiple BBQ areas, a resort-style pool with sun lounges and immaculate landscaping, a heated outdoor spa, sauna, and fitness room. A waterfront boardwalk invites you to appreciate marine life, while a fully equipped residents' lounge and dining area by the pool gardens cater to your relaxation and entertainment needs.

This stunning community is situated in a highly desirable location, smack bang right in the heart of Biggera Waters, and

only a 'stones throw' to one of the largest shopping centres in south east Qld, you will never run out of options for dining, shopping, entertainment and play with major retailers, vibrant cafes and restaurants and amenities on hand.

It's a short drive to the sparkling estuary and beautiful parklands along Labrador Broadwater, prestigious schools, the famous GC beaches, Griffith University, GC University Hospital and with easy access to the M1, Light Rail and public transport, right in the heart of the Gold Coast's growing northern corridor.

Boasting a rent appraisal of \$730 - \$780 per week and reasonable body corporate levies at approximately \$135 per week, this property will be appeal to savvy investors with strong returns (long term tenants) and rental demand, couples or small families, downsizer/retirees, or those who are looking for a stress free 'no fuss' lifestyle.

It isn't just a home, it's an opportunity for a complete lifestyle upgrade.

It's a place to embrace the Gold Coast and everything it has to offer, while enjoying the lavish comforts of a contemporary diamond of a home!

Get in touch with Janelle and the team at QLRE for more information. We'd love to answer your questions!