


3/76 Brighton St, Biggera Waters, QLD, 4216

 **LJ Hooker** Broadwater

Townhouse For Sale

Monday, 23 September 2024

3/76 Brighton St, Biggera Waters, QLD, 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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2 Bedroom Unit in Small Block, Moments from the Broadwater

Welcome to your first or next Gold Coast property! This 94m², first-level, two-bedroom unit is ideally located just one block from the stunning Broadwater, offering both convenience and lifestyle.

Nestled on a generous 615m² block shared with only four other units, this property offers a sense of privacy and community. With an impressive 94m² of living space, you'll enjoy the ample room of both a lounge and a dedicated dining area. The kitchen is designed for functionality, featuring ample storage and generous bench space to inspire your culinary adventures. Both bedrooms have built in robes and large windows giving the unit an inviting light, bright, and airy atmosphere throughout.

The balcony extends out from the dining area with enough space for outdoor furniture, making it an ideal spot to rest and relax.

With an excellent tenant in place until March 2025, currently paying \$525 per week, this property is a fantastic investment opportunity or a lovely future home.

Property Features:-

- * Small block of just 5 units
- * 2 bedrooms both with built in robes
- * Fans throughout
- * Balcony accessible from the dining room
- * Separate toilet
- * Bathroom and laundry combined
- * Single lock up garage

Financials:-

- * Rent \$520 per week until March 2025
- * Rental estimate \$550 - \$600 per week
- * Body corporate Levies - \$30.00
- * Rates Approx. \$1300 per half year

Don't miss out to be part of an exciting, vibrant Gold Coast community where it's all about having everything you need close by to create a fabulous lifestyle

Arrange a private inspection now or check for open home times today!

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