


15/416 Marine Parade, Biggera Waters, Qld 4216

 LJ Hooker Broadwater

Sold Unit

Tuesday, 20 February 2024

15/416 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 47 m2

Type: Unit



Catherine Nutt
0755371311

\$440,000

The current owner is committed to sell this lovely unit due to a change of circumstances, so this well positioned property is up for grabs. Don't miss out - seize this chance before it slips away! Discover tranquility in this meticulously maintained 1 bedroom, 1 bathroom unit boasting brand new flooring and a fresh coat of paint. Step onto the balcony and soak in breathtaking views of the expansive Broadwater, creating a picturesque backdrop for your everyday life. Nestled in a quiet and beautifully maintained block, this residence offers more than just a home—it provides a lifestyle. Enjoy the convenience of a resort-style pool and deck within the complex, offering a perfect retreat for relaxation. An onsite manager ensures the property's pristine condition, providing a secure, safe, and private environment for residents. But the true highlight? The Broadwater is just a leisurely stroll across the road, inviting you to embrace coastal living at its finest. Imagine waking up to the sound of gentle waves and having cafes, shops, transport options, and schools all within easy reach. Your dream home awaits, combining comfort, convenience, and captivating views. For the investors, the property is currently leased to fabulous tenants until April 24 @ \$450/week. Don't miss the opportunity to make this coastal gem your own. Contact us today to arrange a private viewing and experience the allure of seaside living firsthand!

Property Features:- Well managed building with experienced onsite manager- Quiet complex with the units owner occupied or long term leased- Swimming Pool, BBQ area and relaxing day beds- Secure parking + under building visitor parking- Key access from Clark Street- Separate hideaway laundry- Refrigerator, washing machine and dryer come with the unit- Air conditioner in the lounge room

Financial information:- Meticulous tenant in place until April 2024 paying \$450/ week - Body corporate levies \$958 per quarter- GCCC Rates \$1,171.00 half yearly- Water Rates - last bill \$179/quarter

To arrange a private inspection, phone the local agent Catherine Nutt on 0433 247 690

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