


6/416 Marine Parade, Biggera Waters, Qld 4216

 LJ Hooker Broadwater

Sold Unit

Wednesday, 28 February 2024

6/416 Marine Parade, Biggera Waters, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Unit



Catherine Nutt
0755371311

\$449,000

Welcome to the iconic Wavebreak Apartments on the Broadwater. Your own slice of paradise! This cosy one-bedroom unit offers a tranquil retreat with breathtaking water views right from your patio. Nestled in a sought-after location, and positioned on the ground floor, this property promises a lifestyle of comfort and convenience. Here's what awaits you:

Waterviews: Enjoy the serenity of gazing out onto the water from your patio. Whether it's sipping your morning coffee or unwinding after a long day, this view will never cease to amaze.

Resort-Style Pool: Dive into luxury with a resort-style pool just steps away from your door. Perfect for cooling off on hot summer days or simply lounging by the water's edge. Spend quality time with your friends or family for a BBQ by the pool. 6 visitor parks available with secure entrance.

Meticulously Kept Grounds: Take pride in your surroundings with meticulously manicured grounds, lovingly cared for by the dedicated manager. Every corner of this community reflects a commitment to keeping the building and surrounds looking at it's best.

Investment Opportunity: Ideal for savvy investors, this unit comes with a tenancy in place until June, ensuring a steady rental income from day one. With such high demand in the area, you can rest assured knowing your investment is secure.

Owner-Occupier's Dream: Looking for a place to call your own? This unit is equally suited for owner-occupiers seeking comfort, convenience and community. Make it your own haven and enjoy the waterfront lifestyle.

Reasonable Body Corporate Levies: Say goodbye to sky-high fees! This property offers reasonable body corporate levies, ensuring that you get the most value out of your investment.

Financial information- Weekly rent \$400.00 per week - leased until 26th July 24.- Investment Rates \$1,207.23 per half year- Water Rates \$320.00 previous quarter- Body Corporate \$74.00 per week Don't let this opportunity slip away! Properties in such a coveted location, with water views, are in high demand. Whether you're an investor or an owner-occupier, this unit ticks all the boxes. Schedule your viewing today and make this waterfront oasis your new home sweet home! Phone your local agent, Catherine Nutt for a private inspection on 0433 247 690.

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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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.