

**60/11 Treasure Island Drive, Biggera Waters, QLD,  
4216**



**Unit For Sale**

Thursday, 1 August 2024

60/11 Treasure Island Drive, Biggera Waters, QLD, 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## TRANQUIL OVER 50'S LIVING IN HARBOURSIDE GARDENS RESIDENTIAL RESORT

Situated minutes from the Broadwater, and a crosswalk from the Harbour Town Premium Outlet Centre, luxury living is at your fingertips at the tranquil Harbourside Gardens Residential Resort.

Find yourself less than 10 minutes from Paradise Point's 'The Esplanade', Chirn Park, Griffith University Hospital, and Runaway Bay's Shopping Centre, Library, Seagulls Leagues Club, Tavern, and Sporting Facilities. Additionally, Westfield Helensvale, Australia Fair Shopping Centre, Club Helensvale, CSi Club Southport, Musgrave Hills Bowls Club, Paradise Point Bowls Club and more are also within 15 minutes from home.

Harbourside Gardens Residential Resort boasts a modern Recreational Hall, a Weekly Activity Schedule, Outdoor Bowling Green, walk-in accessible heated Swimming Pool, BBQ and Outdoor Entertainment/Recreational facilities, a Jetty on a Tidal Creek, a Heritage Listed Memorial Rotunda, and a Mens Shed.

### Property Details:

- 2 bedroom + Office/3rd Bedroom
- 2 bathrooms (Master Ensuite + Main Bathroom)
- Open-plan living, dining, and kitchen
- Undercover alfresco entertainment spaces
- Garage space with secure automatic door
- Air conditioners and fans throughout
- Solar electricity system
- NO Stamp Duty
- NO Entry or Exit Fees
- NO Council Rates
- NO Water & Sewerage Fees

### New renovations include:

- Fully renovated main bathroom & laundry
- Fully renovated master ensuite with large wheel-chair accessible shower
- Kitchen (tiling, cabinetry, tapware, fixtures, sinks, and Caesarstone benchtop)
- Separate laundry (tiling, cabinetry, tapware, fixtures, sinks, and Caesarstone benchtop)
- Brand new cooktop, oven and dishwasher
- LED and pendant lighting
- New premium hybrid flooring in dining, living, kitchen, office and hallway
- New premium carpet in the master and second bedroom
- Bright and fresh wall and ceiling paint
- Professionally painted driveway, deck and alfresco areas
- New blinds and curtains

Residents also receive access to the facilities at the adjacent popular Treasure Island Holiday Park and a 20% discount at 'The Bisto'. This Over 50's park is NRMA-managed and involves purchasing the home and leasing the land (approximately \$424.80 per fortnight). Rental Assistance Rebate through Centrelink is also available and subject to eligibility.

### Disclaimer:

We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or

misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.