

**7/5 Loder Street, Biggera Waters, Qld 4216**

**House For Sale**

Monday, 15 April 2024



7/5 Loder Street, Biggera Waters, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 110 m2**

**Type: House**



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## Offers Over \$714,000

Welcome to this charming apartment, where every detail has been carefully considered to create a cozy and inviting home. The bedrooms are cleverly separated, giving you privacy and space to unwind. The main bedroom is a retreat in itself, with its own ensuite, walk-in robe, ceiling fan and a balcony for some fresh air. The second and third bedrooms offer their own peaceful havens, ensuring everyone has their own space to relax. Apartment 7 enjoys a tranquil setting on the top floor, providing beautiful views from the lounge room and balcony. Natural light floods in from the northern exposure, creating a warm and welcoming atmosphere in the dining/lounge area. Step outside and discover all that the Gold Coast has to offer. Take a leisurely stroll to the Broadwater, or treat yourself to delicious meals at local favorites like The Grand Hotel and Charis Seafood. If shopping is your thing, the Harbour Town Premium Outlets are just a stone's throw away, along with Griffith University/Hospital, Southport CBD, and easy access to the M1. This property is a reluctant sale as the owners have meticulously considered every detail of its renovation. You won't come across another fully renovated 3-bedroom apartment in Biggera Waters this close to the water, infused with such heartfelt dedication. As soon as you step through the front door, you'll be enveloped by the apartment's inviting warmth and homely ambiance. Whether you're looking for an investment opportunity or your dream home, Apartment 7 is a must-see. Don't miss out on the chance to embrace a sophisticated coastal lifestyle, complete with all the features you desire, at an unbeatable price. Act fast - your coastal sanctuary awaits!

Financials: • Body Corporate: \$80 Roughly per week • Rental Expectation: \$820 per week

Features: • 3 bedrooms, 2 bathrooms, Balcony, separate laundry. • 2 underground secure car parks (tandem) for your vehicle or aquatic toys • Main bedroom en-suite with walk-in robe and balcony • Well-appointed kitchen with stainless steel appliances • Spacious living area bathed in natural light. • Study Nook or Kids play zone. • Total area: 106m<sup>2</sup>

• Ceiling fans throughout • Air-conditioning • LED lighting

Location Highlights: • 30m-100m to Bus Stops East/West • 350m to Broadwater - ideal for swimming, fishing, paddleboarding, and more • 700m to The Grand Hotel, Charis Seafood, and Boat Ramp • 1.5km to Harbour Town Premium Outlet Shopping, Dining, and Entertainment • Convenient access to Southport CBD, Griffith University/Gold Coast University Hospital/Light Rail, Main Beach, Helensvale Train Station, Surfers Paradise, and the M1 North/South. If you've been in search of a low-maintenance apartment, ready for immediate move-in to embrace your dream lifestyle, With nothing to do and all renovations done for you, Your search ends here. This property is also perfect for those seeking an investment opportunity-an expansive apartment close to the water with excellent rental potential. Since it's owner-occupied, there's no need to wait for a fixed term to end or deal with existing tenants. It's a fresh start, ready for you to find the ideal tenants and enjoy the benefits right away. Schedule an inspection to experience it firsthand.