

**8/5 Loder Street, Biggera Waters, Qld 4216**

 **LJ Hooker** Broadwater

**Sold Unit**

Saturday, 17 February 2024

**8/5 Loder Street, Biggera Waters, Qld 4216**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Chris Ryan  
0755371311

**\$585,000**

Newsbreak !! Act Now !! The property at 8/5 Loder Street in Biggera Waters is a spacious and well-designed apartment located in a secure boutique building called Deep Water Villas. Built in 2001, this top-floor apartment boasts several attractive features. Welcome to your seaside sanctuary, a haven of tranquility where the gentle lull of the waves harmonizes with the rhythm of coastal living. Feel the stress of the day wash away as you ascend to the top floor of this secure boutique building, where the salty breeze whispers tales of adventures yet to be had. Unveiling a tapestry of coastal seaside living! This freshly painted apartment invites you to embrace a lifestyle of relaxed sophistication. Picture-perfect, with two master-sized bedrooms, two bathrooms, and not one, but two sun-kissed balconies, this abode epitomizes coastal living at its finest. Awaken to the soothing melody of seabirds in the generous master bedroom, adorned with nautical-inspired decor and boasting an ensuite and walk-in robe. Step out onto your private balcony, where the morning sun dances upon the turquoise waters, beckoning you to embrace the day. The heart of this coastal haven is a light-filled kitchen, with ample storage and modern appliances - it sets the stage for culinary adventures inspired by the bounties of the sea. Indulge in the art of alfresco living within the confines of your second enclosed balcony, a versatile space that transitions seamlessly from sunlit sanctuary to sheltered retreat. Whether savouring a morning espresso or toasting to another day's end, this coastal oasis is yours to savour. Recent upgrades adorn this seaside sanctuary, including new ceiling fans reminiscent of gentle sea breezes and sleek bathroom fittings evoking the allure of coastal luxury. Venture beyond your coastal cocoon and discover a world of adventure awaiting at your doorstep. Wander through iconic Broadwater parklands, where the scent of saltwater mingles with the fragrance of coastal flora. Explore waterfront restaurants, cafes, and boutique shops, each offering a glimpse into the vibrant tapestry of coastal life. With two underground parking spaces, intercom security, and proximity to a myriad of amenities including schools, hospitals, and transport networks, this retreat promises both convenience and tranquillity. Embrace the allure of coastal living and make this seaside sanctuary your own. Whether you're seeking a permanent residence or an idyllic escape, 8/5 Loder Street encapsulates the essence of luxury, inviting you to write the next chapter of your story.

**Layout:** The apartment comprises two good-sized bedrooms with master quite spacious two bathrooms main also has a bath , and two balconies, providing ample space and privacy. The bedrooms are well-separated, with the master bedroom featuring an ensuite, walk-in robe, and direct access to one of the balconies.

**Living Spaces:** The apartment includes a light and airy kitchen with good storage, a dishwasher, and views. The dining/lounge area benefits from northern sun exposure, contributing to a bright and inviting atmosphere.

**Additional Living Area:** A unique feature is the second enclosed alfresco balcony, which offers versatility as another living area, home office, or guest accommodation. This space can be opened or closed, depending on weather conditions.

**Recent Updates:** New ceiling fans have been installed throughout the apartment, and new shower roses and tapware have been fitted in both bathrooms.

**Amenities:** Residents have access to two covered alfresco patios within the building, as well as secure underground parking for two cars (tandem). An intercom system enhances security, and the apartment is conveniently located near iconic Broadwater parkland, swimming areas, waterfront restaurants, cafes, and walking tracks.

**Convenience:** The property is situated close to amenities such as Harbour Town Outlet shopping, dining precincts, sporting facilities, schools, hospitals, and the expanding light rail network. It also offers easy access to the M1 Motorway for travel to Brisbane, the Tweed Coast, and the hinterland.

**Location:** Biggera Waters/Broadwater is a sought-after area on the Gold Coast, known for its growth and infrastructure development over the past five years.

**Financials:** The apartment has low body corporate fees approx (\$68 per week), with rates and water charges provided. It also has a favourable rental appraisal of \$600 - \$650 per week. Overall, this apartment presents an attractive opportunity for buyers or investors seeking a well-presented property in a prime location with a range of desirable features and amenities.

**Important information you will need to know before submitting your offer!** Body Corporate Disclosure Statement available on request

**Apartment Features:-** Built in 2001- Body corporate fees: approx. \$68 per week - GCCC Rates: \$978.96 - 6mths - GCCC Water: \$374.48 - 3mths - Currently weekly rental appraisal \$600 - \$650 per week - Top Floor apartment - Ceiling fans & bathroom fittings European-style laundry- Generous master bedroom with built in wardrobes & ceiling fans- Fold down clothesline on balcony - Spacious bathroom with separate laundry facilities- Large kitchen with modern appliances and ample cupboard space- Open plan living & dining with plenty of natural light and access to two outdoor balconies- North Facing undercover balcony with plenty of space & privacy to entertain guests- Two underground car spaces. (Tandem) Secure underground car parking with internal access- Intercom access for added security- Great location minutes' walk to Broadwater- Bus stop at your doorstep- New smoke alarms

installed, compliant with new legislation.- Top-floor apartment in a 3-storey walk-up building with only 8 units.- Secure, pet-friendly building with body corporate approval (max 10kg).Location Highlights:Just moments away, revel in the iconic Broadwater with its fine dining, trendy, and vintage cafes. Nearby attractions include Harbour Town Premium Outlet, world-class sporting facilities, golf courses, Southport CBD, Gold Coast Uni Hospital, Griffith University Campus, and the expanding light rail network. Direct access to the M1 Motorway facilitates travel north to Brisbane and south to the Tweed Coast and Hinterland. The breathtaking Gold Coast beaches, cafes, and restaurants are easily accessible by car or local transport.For more information, to schedule a private inspection, or check the open inspection timetable, please contact the Selling & Marketing agent, Chris Ryan, at 0415 850 767. "Seize the opportunity to make this coastal haven your own!"Disclaimer: All information contained herewith, including but not limited to the general property description, images, floor plans, figures, price, and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater 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 enquiries and seek your own independent advice.