



# SOLD

## CORNER - NORTH EAST APARTMENT - BEAUTIFUL VIEWS

Stunning, substantial apartment with wide North East Broadwater views. This extremely spacious 3rd level, corner apartment is only 2 years old and was specifically picked by the current owners for its perfect North-East aspect. The apartment has fantastic views over Harley Park and The Broadwater that make you feel like you can just reach out and touch the view of The Broadwater.

Situated in the East facing, South Tower, the apartment has been upgraded by the owners with added 2.5m, mirror fronted, built in robes in the Master bedroom in addition to the walk in robe. Large floor to ceiling North and East facing windows flood the spacious living room with sunshine and light and provide beautiful views of The Broadwater. Generous balconies with glass balustrades provide ample space to entertain your friends with a BBQ or enjoy a morning coffee whilst watching the sunrise.

The open plan kitchen features modern fixtures and fittings including glass splash backs, stainless steel dishwasher, oven and gas cooktops and a long stone island bench.

The 12-storey resident only building is suitable for a range of needs whether you are an owner occupier or are looking for that great rental property.

The complex features resort style facilities including a salt water swimming pool, gym, secure underground parking and on site management.

Body corp approx \$72pw

Council and water rates approx \$2,500 per year. Individually metered water.

Just metres to the beautiful sandy beaches of the Gold Coast Broadwater and right on the doorstep of many local restaurants and cafes, cycling paths and walking paths and just 7 minutes to Southport CBD and 9 minutes to the Gold Coast City Hospital and Griffith University. This amazing development couldn't be any more conveniently situated.

**APARTMENT FEATURES** - 2 x Spacious bedrooms (Master with walk-in-robe & ensuite) - Large wide, open plan living & dining with views - Study nook - Gourmet kitchen - stone benches & stainless steel appliances - Spacious balcony-glass balustrade (room to BBQ & entertain) - Secure underground car parking - Swimming pool/Gym/Resident's lounge - Secure building - A/C & fans throughout

- Residential only building - Low body corporate - Plenty of visitor parking  
- Pet friendly building

- No Holiday Rentals allowed **LOCATION** - 9.8km (15 minutes drive) to Pacific Motorway - 3.7km (5 minutes drive) to Southport CBD - 5.3km (8 minutes drive) to Griffith University - 6.7km

2 BED | 2 BATH | 1 CAR

**PRICE:**  
\$620,000

**OPEN FOR INSPECTION:**  
N/A



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Internal Living:	108 m <sup>2</sup>
Balcony:	18 m <sup>2</sup>
<b>Total:</b>	<b>126 m<sup>2</sup></b>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Every effort has been made to accurately describe the details of this development however this document is presented as a guide only. All marketing material, including models, illustrations and plans are illustrative only. Recipients are advised to undertake their own investigations to satisfy themselves as to all aspects of the development. All details were correct at the time of printing and are subject to change without notice. This material is representative as a guide only and does not constitute an offer or inducement. Refer to survey plans (proposed or final) in contract for clarification of your actual unit size.

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