



# SOLD

## VIEWS TO THE BROADWATER AND POOL. PERFECT EASTERN ASPECT.

Only metres away from the beautiful waters of the Broadwater, this ground floor apartment has direct access to a large private terrace and has the only direct private access to the pool and Marine Parade in the building, to make those early morning walks a breeze.

The light filled open plan living area and both bedrooms have floor-to-ceiling windows, all with water views and flowing out to a spacious terrace spanning the entire width of the apartment, giving you ample space for both outdoor dining and lounges to entertain your family and friends. This apartment offers contemporary light and spacious Gold Coast waterfront living at its best and is the best value of its kind on the market.

This is a 'Residential Only' building, so no holiday letting are allowed and the building is immaculately presented with great on site management.

'Waters Edge' is perfectly positioned on the Broadwater in Biggera Waters. With resort style facilities including a lap pool, you can enjoy the benefits of low maintenance apartment living. Designed for casual, relaxed living, these apartments are aimed at the discerning owner occupier or someone looking for a higher end rental property.

Units of this quality are rare to the market and sure to attract lots of interest so call today to arrange a time for a viewing.

My sellers instructions are clear. Submit ALL Offers

Apartment Features

- \* 2 bedrooms, 2 bathrooms
- \* Master bedroom with walk in robe, balcony and en-suite including twin basins and generous shower
- \* Fully equipped kitchen with quality European stainless steel appliances
- \* Light filled open plan living area
- \* Large terrace with plantation shutters and wide stacker doors.
- \* Ducted personal control air-conditioning
- \* Separate 'European' laundry
- \* Secure car park for residents only
- \* 1 basement parking space and separate visitor car parking
- \* Rental potential \$500-\$550pw

Building facilities include -

- \* Fully equipped private gymnasium

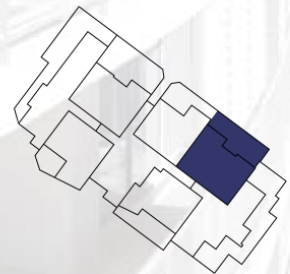
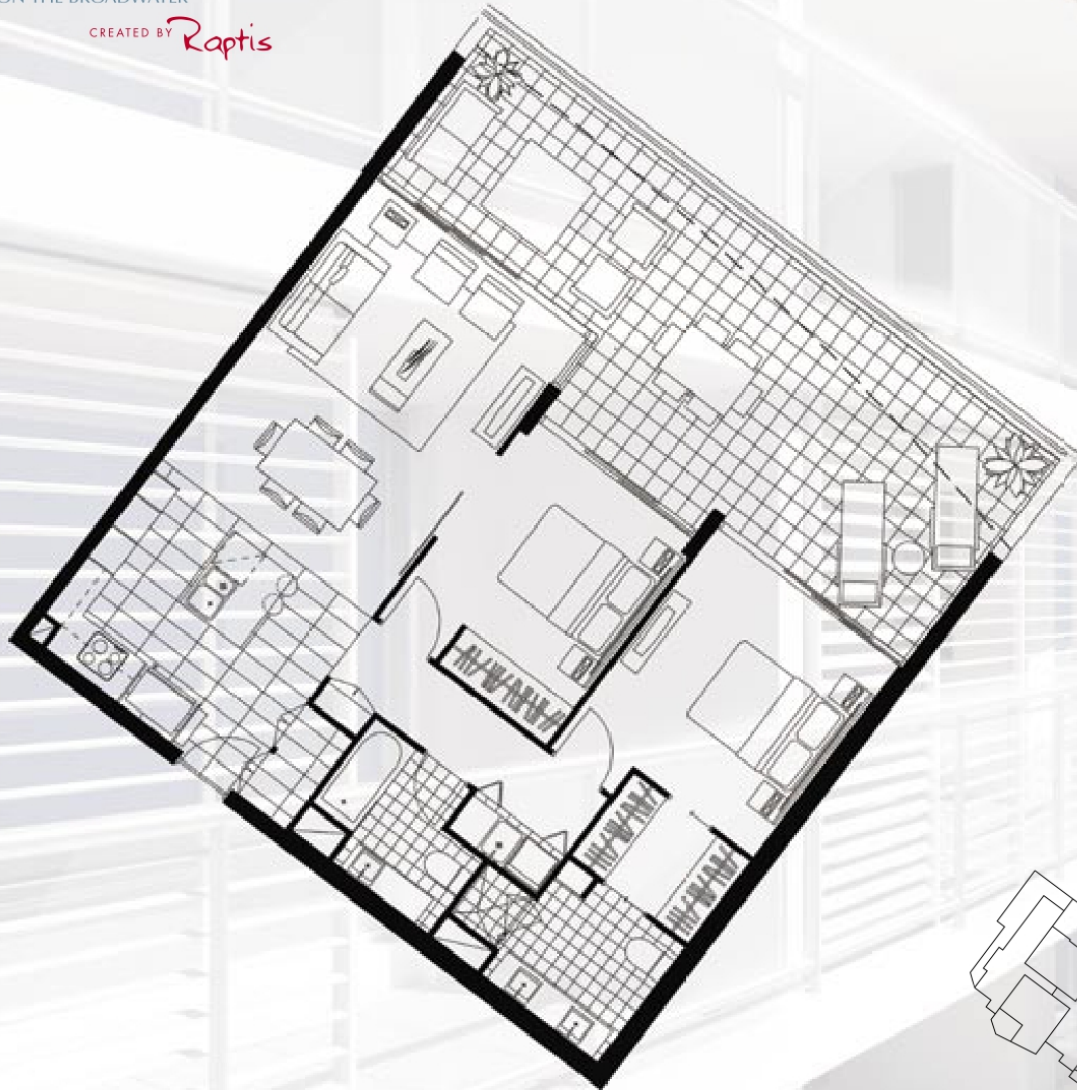
2 BED | 2 BATH | 1 CAR

PRICE:  
\$540,000

OPEN FOR INSPECTION:  
N/A



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WATERSIDE LIVING PERFECTED

Not to scale

**GROUND LEVEL APARTMENT TYPE E1**

2 Bedroom 2 Bathroom | Unit 81m<sup>2</sup> Courtyard 38m<sup>2</sup> Total 119m<sup>2</sup>



Whilst every effort has been made to accurately describe the details as outlined herein, the availability of certain products and materials may result in some deviation to the above and neither the developer, the agent nor the vendor accepts responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by the purchasers. Purchasers should make their own enquiries to satisfy themselves as to all aspects of the development. The Raptis Group ABN 43 010 472 858.

dlb/FRAC/13341

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.