



# SOLD

## VACANT AND READY TO MOVE STRAIGHT IN

PRIVATE COURTYARD APARTMENT – BOUTIQUE BUILDING JUST METERS TO THE BROADWATER.

Close to the sparkling waters of the Broadwater, this ground floor, light filled apartment has floor-to-ceiling stacking doors from both the living room and master bedroom opening onto its own private sun-drenched terrace,

The beautifully presented apartment is located in the boutique "Watersedge" building directly across from the Broadwater making those early morning walks by The Broadwater a breeze.

This apartment offers contemporary light and spacious Gold Coast living at its best and is the best value of its kind on the market.

The building is immaculately presented with great on site management.

Designed for casual, relaxed living, these apartments are aimed at the discerning owner-occupier or someone looking for a higher end rental property. With the resort style facilities you can enjoy the benefits of low maintenance apartment living.

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-through robe, en-suite including twin basins and generous shower
- \* Fully equipped kitchen with quality European stainless steel appliances
- \* Caesar stone benches, soft close doors, double pantry
- \* Ducted air-conditioning throughout
- \* Private easy-care courtyard
- \* European laundry
- \* Secure basement parking
- \* Rental appraisal \$400 - \$430 per week.
- \* Sellers offering a Body Corporate "Holiday" for first couple of months.. Thereafter Body Corp

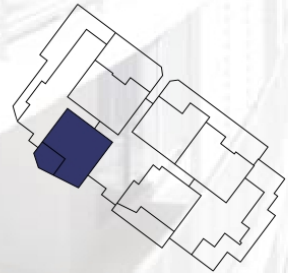
2 BED | 2 BATH | 1 CAR

PRICE:  
\$378,000

OPEN FOR INSPECTION:  
N/A



**Francine Setchell**  
0408143464  
francine@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



WATERSIDE LIVING PERFECTED

Not to scale

**GROUND LEVEL APARTMENT TYPE K**

2 Bedroom 2 Bathroom | Unit 75m<sup>2</sup> Courtyard 17m<sup>2</sup> Total 92m<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.