



## FOR SALE

### ABSOLUTE PRIME BROADWATER-FRONT APARTMENT WITH A SECURE 31FT MARINA BERTH!!

If you're in the market for a large, secure waterfront apartment with UNINTERRUPTED views, and a marina berth, then this beautiful 17.6-square (164m2) apartment located on the 10th floor in one of the best 'strictly-residential' (no holiday lettings) buildings on the Gold Coast must be on your "MUST INSPECT TODAY" list.

You will love the stunning Broadwater coastline views and Coral Sea views from all rooms and the full-length balcony.

- \* 2 bedrooms – master en-suite with large walk-in-robe

- \* Super-spacious 'open plan' living & dining

- \* Quality solid timber kitchen with fabulous Broadwater views

- \* Separate laundry

- \* Generous provision of storage

- \* Fully tiled floor for ease of maintenance

- \* Perfect North-East aspect - enjoy lovely cooling breezes in summer and lots of warm sun in winter...

- \* Residents' facilities include a HEATED swimming pool, tennis court, sauna, spa, gymnasium, club lounge – all set amidst acres of lush manicured gardens

- \* Included in price is a 31ft marina berth in a private, secure deep-water marina located right in front of the building: park your cruiser or yacht there or continue with the current rental arrangement for regular income \*\*

- \* Secure basement parking

Are you ready to start enjoying an incredible new lifestyle on the Broadwater? Don't procrastinate. Contact the marketing agent MARK GAC today for more information and/or to arrange viewing.

\*\*PLEASE NOTE: If your sailing vessel happens to be a large CATAMARAN, you're in luck: for an extra price the owner will also include in sale additional two side-by-side 42ft berths, perfect for a catamaran. This truly is a rare opportunity.

2 BED | 2 BATH | 1 CAR

PRICE:  
\$750,000

OPEN FOR INSPECTION:  
N/A



**Mark Gac**  
**0412765577**

mmgac@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)