



FOR SALE

STUNNING BROADWATER VIEWS FROM FULLY SHUTTERED 25M2 BALCONY

Purchase this apartment in "WatersEdge" and you can wake up to Broadwater views every morning, enjoy lazy strolls along the sand, dinner at a nearby restaurant or a BBQ on the balcony with friends watching the activities on the Broadwater. This is Gold Coast Living at its best.

WatersEdge is a sought after, boutique, waterfront building, perfectly positioned only metres from the beautiful waters of the Broadwater. This 1st level apartment has just undergone a facelift and has been freshly repainted and had brand new carpets installed throughout and presents as new.

From the moment you walk through the front door the Broadwater is right there in front of you and it's just WOW.

The light filled open plan living area has a liveable, spacious feel. Floor-to-ceiling windows flow out to your generous 25m2 balcony with space for outdoor dining and a casual lounge area, making this a year round outdoor space. You will be out there all the time.

The kitchen is fully equipped with stone bench tops, loads of storage behind two-Pac cabinetry and quality stainless steel appliances including gas cooktop, oven, range hood and dishwasher plus space for a large double door fridge.

Both bedrooms have great ocean views - The master bedroom boasts a walk-in robe and spacious en-suite with twin basins, stone-top vanity and separate shower. The second bedroom has full-mirrored robes.

Your balcony can be accessed from the living area and both bedrooms, offering sea breezes and uninterrupted panoramic Easterly views of the Broadwater to Wavebreak Island and North towards South Stradbroke Island. The glass balustrades and fully enclosed, lockable, plantation shutters maintain the uninterrupted views. This apartment is the very essence of Gold Coast living and offers the best value of its kind on the market.

Natural light and cool ocean breezes in the apartment keeps the energy bills low. The apartment has fully ducted air-conditioning for year round comfort.

The resort is professionally maintained by fantastic live-in onsite management.

Resort features include manicured gardens, swimming pool, heated spa, gymnasium and secure underground car parking.

2 BED | 2 BATH | 1 CAR

PRICE:

OFFERS OVER \$530,000

OPEN FOR INSPECTION:

N/A



Francine Setchell

0408143464

francine@atrealty.com.au

www.atrealty.com.au



Not to scale

LEVEL 1-5 APARTMENT TYPE C

2 Bedroom 2 Bathroom | Unit 80m² Balcony 25m² Total 105m²



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.

dlb1 FAGI 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.