



# SOLD

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Open plan kitchen/dining/study/living room with floor-to-ceiling stacking doors, makes the living & bedroom light filled apartment. Fully equipped kitchen – Stainless steel appliances  
The generous balcony offers cooling breezes & privacy. Glass balustrades to maintain the views & plenty of space for outdoor furniture, this an entertainer's delight.  
Only metres from The Broadwater, the apartment is at the rear of the building, so it's very private & quiet.

#### Apartment Features

- Ducted personal control air-conditioning
- 1 secure basement parking space + visitor car parking
- Rental appraisal of \$385 - \$400 per week. Current tenant paying \$385pw
- Individually metered for water.
- B/C approx. \$140pw \*\*I have been advised this was a temporary increase of approx. \$20pw to cover extra maintenance & gardening works but should revert to similar previous levels at the AGM in February 2021 – approx. \$125pw.

#### Building Facilities include

- Fully equipped private gymnasium
- 25m lap & recreational pool
- Heated spa
- Outdoor poolside BBQ & entertainment terrace
- Audio intercom system
- Key access to main entrance
- Security cameras to basement & public areas
- Broadband & Cable TV connections
- Security access to all floors levels
- Pet friendly - with body corporate approval
- NO holiday letting allowed
- Immaculately presented building - great onsite management.
- 24 hour security access to building

Close to the Broadwater, sun drenched beaches, parks & an array of fine restaurants, cafes & takeaways.

An inspection won't disappoint. Very motivated seller needs this sold ASAP!  
Don't sit on your hands with this one or you'll miss it.

## 1 BED | 1 BATH | 1 CAR

**PRICE:**  
\$290,000

**OPEN FOR INSPECTION:**  
N/A



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Not to scale

**LEVEL 1-6 APARTMENT TYPE A**

1+1 Bedroom 1 Bathroom | Unit 60m<sup>2</sup> Balcony 12m<sup>2</sup> Total 72m<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.