



# SOLD

## UNDER CONTRACT

FANTASTIC WATER VIEWS FROM EXTRA LARGE 4TH FLOOR APARTMENT This modern apartment enjoys an enviable quiet location situated at the end of the building, so no one is walking past your door. The apartment has one of the largest floor plans with no wasted space and windows along the North and East side, to maximise light and air flow.

You can start your day with a refreshing Broadwater stroll and a workout in the fully equipped private gymnasium or try an invigorating swim in the recreation pool, or simply relax in the sauna, spa or the heated pool.

Offering panoramic views of The Broadwater and Wave Break Island, Silvershore provides a fantastic location and is the epitome of Gold Coast waterfront living.

Perfect for home or investment. You can holiday let when you want and stay when you want, or live in, or rent out permanently - the choice is yours.

### Apartment Features

- Spacious fully equipped kitchen with stainless-steel appliances, stone benchtops, mirrored splashbacks and ample space to install a massive kitchen island
- Very large and bright living/dining area opening onto great sized balcony
- Fully tiled throughout living areas
- Master bedroom - walk-thru robes, floor to ceiling windows and direct access to balcony
- Master en-suite with window, twin basins & generous walk-in shower.
- 2nd bedroom with triple mirrored wardrobes
- Large 23m2 undercover balcony overlooking the Broadwater
- Ducted personal control air-conditioning
- Separate European laundry and large storage and linen cupboards
- 2 x secure parking spaces PLUS Space for over car storage box (subject to body corporate approval)
- Separate visitor car parking
- Rental appraisal \$590pw or holiday rental option
- Low body corp fees

### Building facilities include

- Resort style pool and Heated spa

2 BED | 2 BATH | 2 CAR

PRICE:  
\$702,000

OPEN FOR INSPECTION:  
N/A



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:: FLOOR PLAN  
Basement



:: FLOOR PLAN  
Level 4 - 2.7m Ceiling

POINTS OF INTEREST

1. SILVERSHORE
2. Quota Park
3. Biggera Creek
4. The Esplanade



:: LOCATION MAP



SILVERSHORE

410/430 Marine Parade  
BIGGERA WATERS

2 Bed

2 Bath

2 Car

Internal 88m<sup>2</sup>

Balcony 23m<sup>2</sup>

Total 111m<sup>2</sup> or 12 Squares

Carspace 30m<sup>2</sup>

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