



# FOR SALE

## PRE-AUCTION NOTICE: A BIG 3-BEDROOM APARTMENT WITH BROADWATER VIEWS... OVERSEAS SELLER WILL CONSIDER ALL REASONABLE OFFERS OVER \$650,000.

In terms of position, views and value-for-money there's nothing better in this price range anywhere on the Gold Coast... Just look at these photographs... How can you beat this ABSOLUTE BROADWATER location?

This super-comfortable 3-bedroom apartment will appeal to a discerning buyer who may feel more comfortable living on a lower floor but still wants the superb water views, security and resort lifestyle.

- Beautiful near-new large kitchen with servery to dining / lounge
- Master ensuited bedroom with views towards the GC hinterland
- Second and third bedrooms sharing a large wrap-around balcony with colourful, ever-changing Broadwater views towards the GC Seaway
- Main bedroom with ensuite
- You can add value here by renovating the ensuite and main bathroom, upgrading light fittings and window coverings
- Two swimming pools, tennis court, sauna, games room
- If you are an investor – you have the choice of either long-term tenancy or short-term/holiday lettings – professional on-site management to look after your investment
- If you are a home buyer – you will love the ambience of 'resort living' right on the Broadwater
- While the apartment comes with a car parking space in the secure basement...
- You probably won't need to use your car much anymore... a Southport-bound bus is just 40 metres away, and Runaway Bay Shopping Centre, plus a choice of doctors, restaurants, coffee shops etc are all within a short walking distance

First time on the market in over 20 years. The seller is committed elsewhere and wishes to conclude the sale as soon as possible. So here's your opportunity... Contact marketing agent Mark Gac on 0412 765 577 now.

**3 BED | 2 BATH | 1 CAR**

### PRICE:

All solid offers above \$650,000 considered

### OPEN FOR INSPECTION:

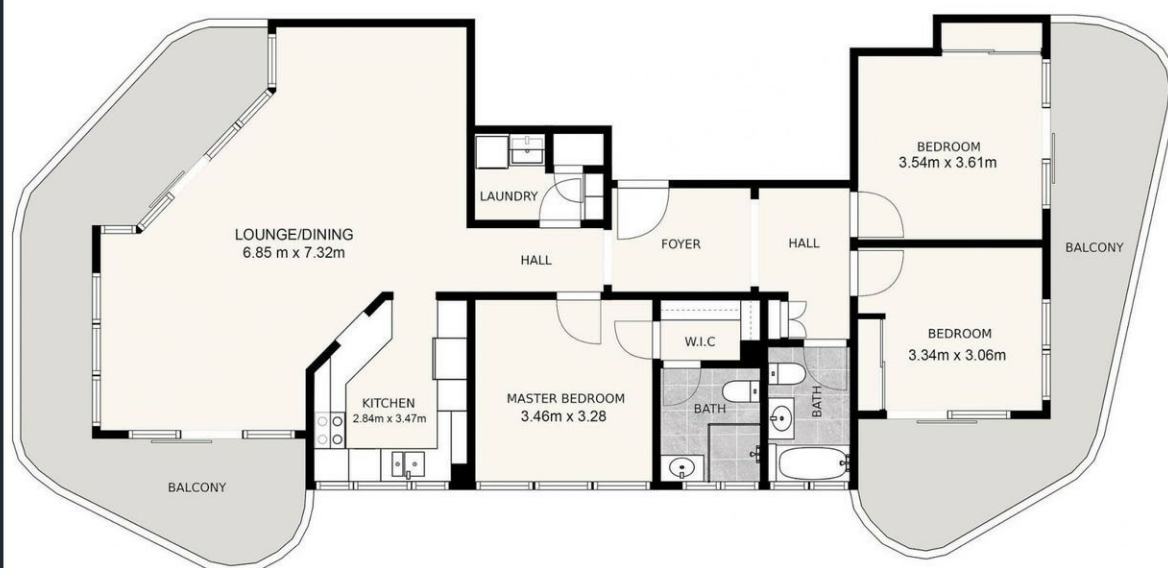
N/A



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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.