

# SOLD

## UNDER CONTRACT

### FANTASTIC GROUND FLOOR APARTMENT WITH BROADWATER VIEWS.

A perfectly positioned apartment designed to take advantage of its location right opposite the Broadwater. Offering an open plan layout this one bedroom plus study apartment has a modern and stylish feel. The large, tiled living/dining area has extra high 3 meter ceilings and opens out onto an extra large terrace that overlooks the beautiful Broadwater.

The kitchen, with stainless steel appliances, flows through to the lounge/dining area and onto the terrace through floor to ceiling, glazed, stacking patio doors, allowing for easy outdoor living and dining.

There's a good-sized master bedroom, with extra-large robe, a two-way bathroom and private study/occasional bedroom 2. The unit is sold furnished if you would like to use this for your holiday investment it's all set to go.

'Silvershore Apartments on the Broadwater' is a secure and modern building centrally located with fantastic amenities and stunning views. With resort facilities at your disposal, including a Residents Lounge that can be booked for your private functions, large 25m resort pool, BBQ's, gym and sauna. Broadwater living at its best with parks, beach restaurants & cafe within walking distance.

#### Apartment Features Include:

- \* Large terrace with glass balustrade with Broadwater views
- \* Spacious open plan living/dining area
- \* Modern kitchen with stone bench-tops and stainless-steel appliances
- \* 1 bedroom plus study/occasional guest bedroom
- \* Two-way bathroom
- \* Audio Intercom System to apartment
- \* Ducted and zoned air-conditioning
- \* Secure underground parking - 1 car space
- \* Recently painted
- \* Rental appraisal \$500 +pw

#### Silvershore Features Include

- \* Spacious lobby
- \* 24-hour on-site managers
- \* 25m Heated lap pool

1 BED | 1 BATH | 1 CAR

#### PRICE:

\$571,600

#### OPEN FOR INSPECTION:

N/A



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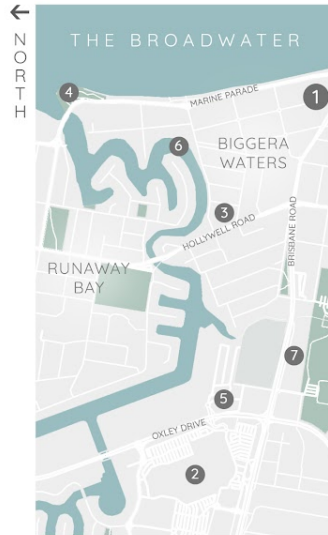
:: FLOOR PLAN  
Ground Level - 3.0m Ceiling



:: FLOOR PLAN  
Basement

POINTS OF INTEREST

1. SILVERSHORE
2. Harbour Town Outlet Shopping
3. Metro Market | 4. Quota Park
5. Harbourside Market
6. Biggera Waters Creek
7. Labrador Park Shopping Centre



:: LOCATION MAP

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SILVERSHORE

112/430 Marine Parade

BIGGERA WATERS

1 Bed + Study

1 Bath

1 Car

Internal 66m<sup>2</sup>

Terrace 31m<sup>2</sup>

Total 97m<sup>2</sup> or 10 Squares

Carspace 13m<sup>2</sup>

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