



# SOLD

## UNDER OFFER

Investment opportunity located in the fabulous Atrium Resort on the beautiful Broadwater. Well looked after but ready for some more TLC to bring up into 2022. This apartment has the added benefit of the opportunity for a very simple conversion to make it into a 2 bedroom. You can increase your equity in the apartment with a very straightforward plan and with minimum effort. This apartment is a renovator's dream.

This light filled apartment features an open plan living/dining area with direct access out from both areas to the large balcony with fantastic views of The Broadwater, for the indoor/outdoor lifestyle that the Gold Coast is all about. The modern white kitchen is fully equipped with modern appliances and tiled splash backs and is just calling out to be 'opened up' further should you wish.

The Master bedroom leads out to a 2nd North facing balcony overlooking "The Atrium" with it's lush gardens, ponds & water features for a peaceful & idyllic setting to enjoy your early morning coffee. Double mirror fronted, built-in wardrobes, ceiling fans and an en-suite bathroom. Your potential 2nd bedroom already has triple mirror fronted built-in robes.

Tightly held and much loved by the current owners for 20 years, this apartment is vacant should you wish to move straight in or it could be the perfect apartment for investment. You can stay yourself when it suits you and the family and holiday let when you want or rent out permanently - the choice is yours. The apartment comes fully furnished so you can savour the opportunity to live the holiday lifestyle straight away and enjoy all the benefits of owning an investment on this popular waterfront location.

Everyone has access to the stunning roof-top pool & BBQ area, with its sweeping views of The Broadwater and out to The Seaway.

The unit comes fully furnished & has the potential for very high occupancy with its views.

Apartment Features Include:

1 BED | 2 BATH | 1 CAR

PRICE:  
\$415,000

OPEN FOR INSPECTION:  
N/A



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**Unit 4C, 510 Marine Parade,  
BIGGERA WATERS QLD 4216**

1 Bed 2 Bath

Internal: 88m<sup>2</sup>  
External: 17m<sup>2</sup>



All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.

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