



# SOLD

## UNDER OFFER

### FANTASTIC 3rd FLOOR APARTMENT WITH SECLUDED GARDEN VIEWS

Enjoy Broadwater living at its best in this 3rd level – 2nd floor contemporary apartment, offering peace, privacy and seclusion. This great apartment is flooded with natural light. Silvershore is situated opposite the sandy Broadwater foreshore.

The spacious open plan living/dining area, leads out to a generous private balcony that is ideal for entertaining or to simply sit back, relax with a glass of wine and enjoy the sunset views. The modern entertainer's kitchen has mirrored splash backs, stainless steel appliances - gas cooktop & dishwasher and stone bench tops and flows directly to the open plan lounge/dining area running the full width of the apartment.

The good-sized master bedroom has extra-large triple robes with built in shelves and drawers, a two-way bathroom and private study/occasional 2nd bedroom.

This modern apartment is positioned on Marine Parade with direct access to the Broadwater, walkways and parks and is only a stroll to restaurants and cafes, amenities and shops, Easy access to Griffith University, Gold Coast University Hospital, and Runaway Bay Shopping Centre and Harbour Town for outlet shopping. The building has recently been repainted inside and out and has fantastic on-site managers and a low body corp.

The perfect apartment for home or investment. You can stay when it suits you and holiday let if you wanted to or live in or rent out permanently - the choice is yours.

### Apartment Features

- Modern kitchen + large island bench
- Tiled floor through kitchen and bathroom + carpets to living and bedrooms
- European laundry
- Ducted and zoned air-conditioning throughout
- 1 underground parking space
- Low Body Corporate approximately \$95 per week
- Currently tenanted for \$410 per week until 15th August 2022
- Ideal for an owner occupier, holiday get away or investment

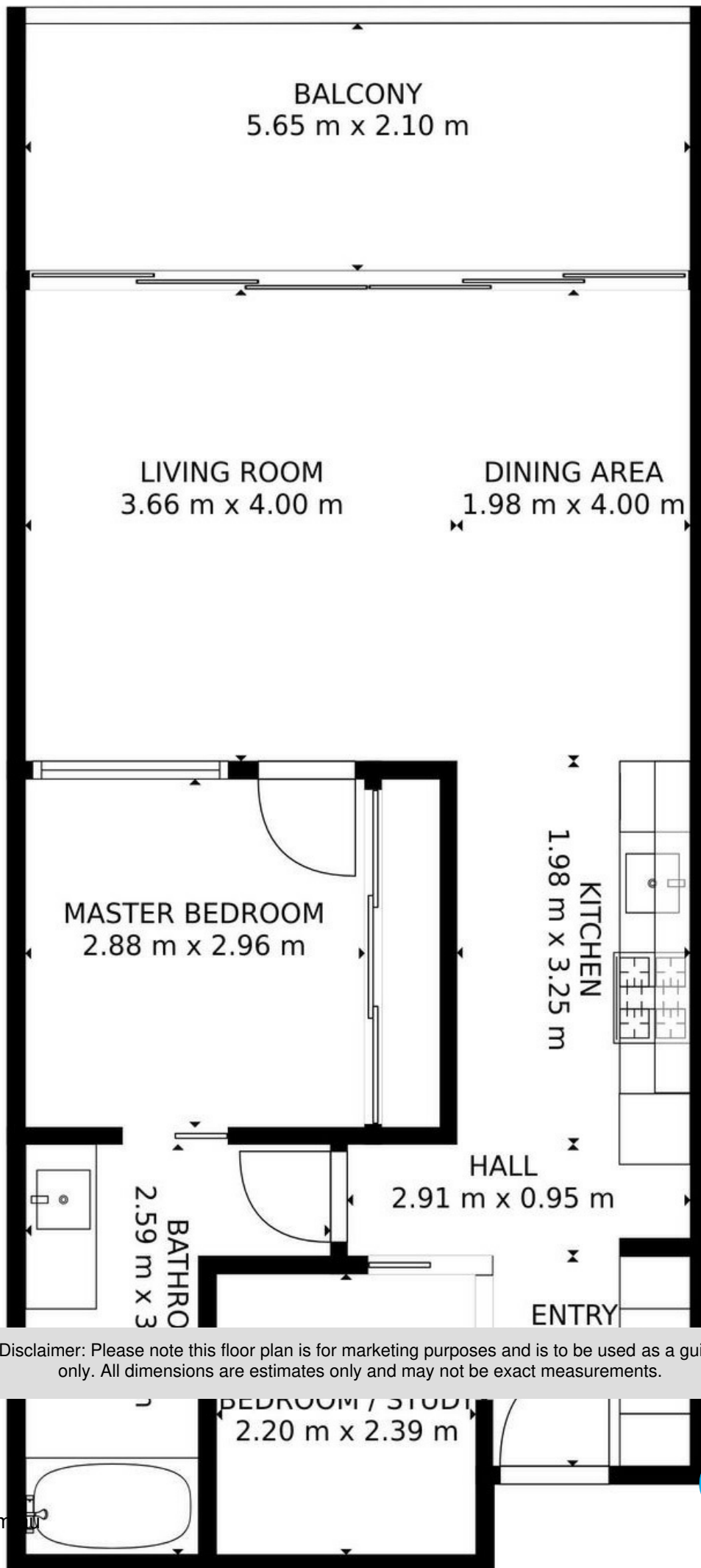
1 BED | 1 BATH | 1 CAR

PRICE:  
\$460,000

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.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.