



# SOLD

## OPEN HOME ON FEBRUARY 11TH CANCELLED

If you're downsizing, then this apartment has all the space and storage you could want.

This 1st floor apartment is flooded with natural light, with windows and balconies on 3 sides so the cross breezes will mean you'll rarely have to turn on the ducted air-conditioning. You can enjoy the outlook to The Broadwater from your spacious balcony, that is surrounded by trees and all the benefits of living just 50 meters from the sparkling Broadwater but the peace of being back from Marine Parade.

Located in the sought after, boutique 'Building 2 in Waters Edge' where there's just 8 apartments - only 2 apartments per floor. This beautiful 2 bedroom, plus study apartment presents as new and will suit those discerning buyers looking for more space.

The apartment has updated with a beautiful timber effect flooring throughout.

This is a stunning apartment with a very spacious feeling. From the moment to enter the generous entryway with ample storage, leading to the open plan living, dining, study and kitchen areas. Making this an extremely liveable apartment with an airy feel. The floor-to-ceiling stacker doors flow out to your wraparound entertaining balcony, with more than enough space for outdoor dining and BBQ area and a casual lounge area, so this a year round outdoor space and your entertaining will be a breeze.

The modern kitchen is fully equipped with stone benchtops, two-Pac cabinetry, stainless steel appliances including gas cooktop, oven, range hood and dishwasher, mirror splashbacks and space for a large refrigerator.

Both bedrooms are situated at the rear of the apartment for privacy and have direct access via large, floor to ceiling sliding doors to a second balcony with more space to relax.

The apartment has fully ducted air-conditioning for year round comfort.

This apartment has a lovely sense of calm with greenery screening your neighbours away and is the very essence of Gold Coast living and offers the best value of its kind on the market. There's nothing for you to do but move your furniture in and start living the lifestyle you've been dreaming of.

- Great sized kitchen with island bench with stone benchtops and ample storage
- Separate full size laundry and outdoor clothesline

2 BED | 2 BATH | 1 CAR

PRICE:  
\$865,000

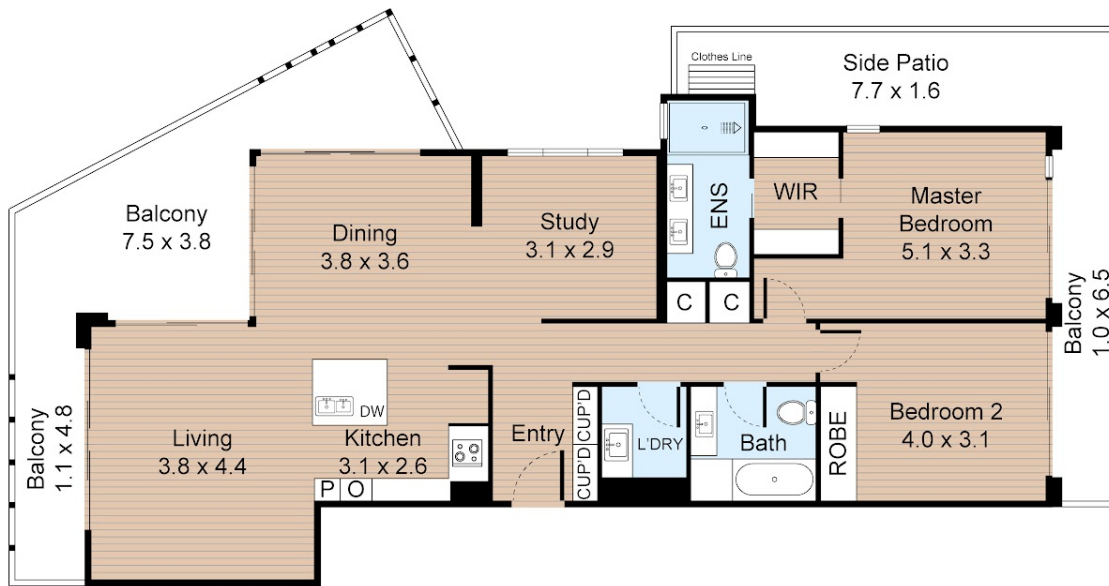
OPEN FOR INSPECTION:  
N/A



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# Unit 2101, 438 Marine Parade, Biggera Waters

2 Bed 2 Bath 1 Car



Internal : 113m<sup>2</sup>  
External : 42m<sup>2</sup>



FLOOR PLAN



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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