

# SOLD

## FANTASTIC GROUND FLOOR APARTMENT WITH BROADWATER VIEWS! READY FOR YOU TO MOVE STRAIGHT IN

A perfectly positioned ground floor apartment designed to take advantage of its location, only metres from the beautiful waters of the Broadwater. Cool ocean breezes flow through this stunning, spacious apartment.

Offering a generous open plan layout this apartment has a modern and stylish feel. The large, fully tiled living/dining area has extra high 3 metre ceilings and a full wall of mirrors to maximise the feeling of space and light and reflect the views.

The white galley kitchen has ample storage, stone benches, mirrored splashbacks, stainless steel appliances and gas cook top.

There's a good-sized Master bedroom, with direct access to the terrace via full height glass stacking glass doors, walk - thru robe and ensuite bathroom. The 2nd bedroom has triple extra-large robes and large open window to living/dining area with stacking obscured glazed panels. The living/dining area leads straight out through floor to ceiling stacking patio doors to an extremely large terrace, where the current owners have installed a raised seating platform so you can enjoy the Broadwater views whilst relaxing on the generous outdoor couches, whilst still having privacy. With plenty of space for BBQ, outdoor dining and lounges, it's ideal for entertaining. So just sit back with family or friends and relax with a glass of champagne and enjoy the views.

The oversized terrace spans the full width of the apartment and with close access to the pool area from your own secure gate, entertaining your family and friends will be a delight.

### APARTMENT FEATURES INCLUDE

- Large terrace with glass balustrade with Broadwater views
- Spacious open plan living/dining area with extra high 3 meter ceilings
- Modern kitchen with stone bench-tops and stainless-steel appliances
- Audio Intercom System to each apartment
- Fully ducted & zoned air-conditioning
- Secure underground parking - 1 car space

### BUILDING FEATURES INCLUDE

2 BED | 2 BATH | 1 CAR

PRICE:  
\$740,000

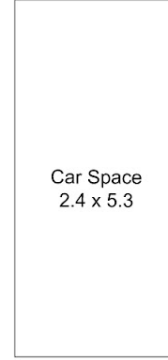
OPEN FOR INSPECTION:  
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# Unit 114, 430 Marine Parade, Biggera Waters

2 Bed 2 Bath 1 Car



(Not In Position)

Internal : 83m<sup>2</sup>  
External : 50m<sup>2</sup>



FLOOR PLAN

CAR SPACE



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, 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.