



**SOLD**

**SOLD ! SOLD ! SOLD !**

FANTASTIC 7TH FLOOR APARTMENT WITH SWEEPING HINTERLAND VIEWS

Enjoy Broadwater living in this 7th floor contemporary apartment, offering panoramic views of The Hinterland and towards The Broadwater from your generous balcony. This great apartment is flooded with natural light.

Silvershore is situated opposite the sandy Broadwater foreshore.

The very spacious open plan living/dining area, is fully tiled and leads out to a large 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. Plus, there's ample space to install a large kitchen island if wanted.

The Master bedroom leads directly out to the spacious balcony via floor to ceiling, stacking patio door, has windows looking towards The Broadwater and walk through wardrobes to the 2 way/en-suite bathroom.

Bedroom 2 has windows looking to the Broadwater

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

Apartment Features

- European laundry
- Ducted and zoned air-conditioning throughout
- 1 underground parking space
- Low Body Corporate approximately \$99pw
- Currently tenanted for \$440pw The current rental appraisal \$700pw

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$675,000

**OPEN FOR INSPECTION:**  
N/A



**Francine Setchell**  
**0408143464**  
francine@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Hinterland Views



POINTS OF INTEREST

1. SILVERSHORE ON THE BROADWATER
2. Len Fox Park & Boat Ramp
3. Norm Rix Park | 4. Labrador State School
5. Labrador Boat Ramp
6. Charis Seafoods & Harley Park
7. Chirn Park Cafes, Restaurants & Shops



:: LOCATION MAP

SILVERSHORE ON THE BROADWATER

430 Marine Parade BIGGERA WATERS

2 Bed 1 Bath 1 Car

Internal 73m<sup>2</sup> | Balcony 16m<sup>2</sup> | Total 89m<sup>2</sup> or 10 Squares

No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

**puredesign** plans for purpose

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.

**Francine Setchell**  
 0408143464  
 francine@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

