



**SOLD**

## 2 BEDROOM BEACHFRONT UNIT IN BIGGERA WATERS, QLD JANINE 0419534436

Perfectly positioned just steps to the picturesque Broadwater, this ground floor two-bedroom, two-bathroom unit offers an opportunity of lifestyle and convenience for investors, first home buyers, professionals, couples and small families at an affordable price.

Originally designated as the manager's unit, Lot 31 is the largest two bedroom unit within the Royal Pacific complex with 83M2 of internal living space and a large 20M2 exclusive use balcony. This spacious unit boasts an open-plan kitchen and living leading onto a well sized north facing balcony, ideal for entertaining and everyday living .

### Features:

- \* 2 bedrooms-large master, 2 bathrooms
- \* Open plan kitchen and living with access to north facing balcony
- \* Split system AC in living
- \* Ground floor unit with easy lift access to secure basement car park
- \* Sparkling Inground heated pool and spa
- \* Residents gym and sauna
- \* Barbeque area
- \* Games room
- \* Year of construction-1998
- \* Vacant possession
- \* Well managed complex
- \* Body Corporate fees-\$180 pw (approximately)
- \* Council Rates-\$1,500 per year (approximately)
- \* Water Rates-\$1,300 (approximately)

Make the most of this fantastic opportunity to secure your piece of paradise on the fabulous Gold Coast and call today to arrange an inspection of this ideally located two bedroom unit in Biggera Waters .

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all

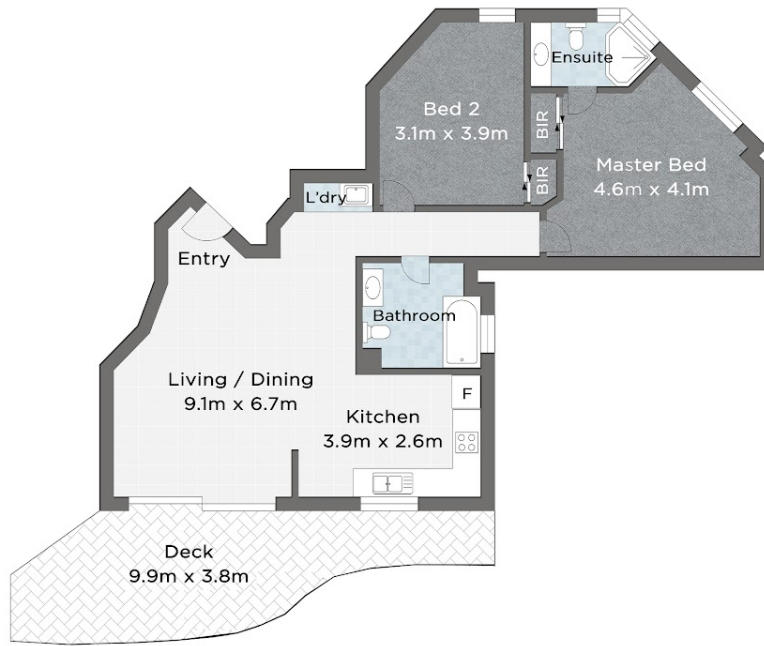
2 BED | 2 BATH | 1 CAR

PRICE:  
\$570,000

OPEN FOR INSPECTION:  
N/A



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31/484-488 MARINE PARADE, BIGGERA WATERS

🛏 Bed 2 🚿 Bath 1 🚗 Car 1

INTERNAL 83m<sup>2</sup> | EXTERNAL 20m<sup>2</sup> | TOTAL 103m<sup>2</sup>



Janine Redwood 0419 534 436

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.picsandmortar.com.au](http://www.picsandmortar.com.au)

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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