



# SOLD

## UNDER OFFER

FANTASTIC 2 BEDROOM APARTMENT SURROUNDED BY TREES FOR PRIVACY - PEACE & QUIET WITH PERFECT LOCATION !

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 but offers privacy among the trees.

The spacious open plan living/dining area leads out to a good sized private balcony that is ideal for entertaining or to simply sit back, relax with a glass of wine. The modern entertainer's kitchen has mirrored splash backs, stainless steel appliances - gas cooktop & dishwasher and stone bench tops. Plus, has ample space to install a massive kitchen island if wanted.

The Master bedroom leads directly out to the balcony via floor to ceiling, stacking patio door. A walk thru robe lead to the 2 way/en-suite bathroom.

Bedroom 2 has windows looking to the surrounding trees for added privacy.

Being an end unit there are windows in the second bedroom to allow the Northern sunlight in. Silvershore is situated opposite the sandy Broadwater foreshore 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 + space for large island bench
- Tiled floor through kitchen and bathroom + new carpets to living and bedrooms
- European laundry
- Ducted and zoned air-conditioning throughout
- 1 underground parking space
- Low Body Corporate approximately \$99 per week
- Rental appraisal of \$680pw+ for a future lease

2 BED | 1 BATH | 1 CAR

PRICE:  
\$650,000

OPEN FOR INSPECTION:  
N/A

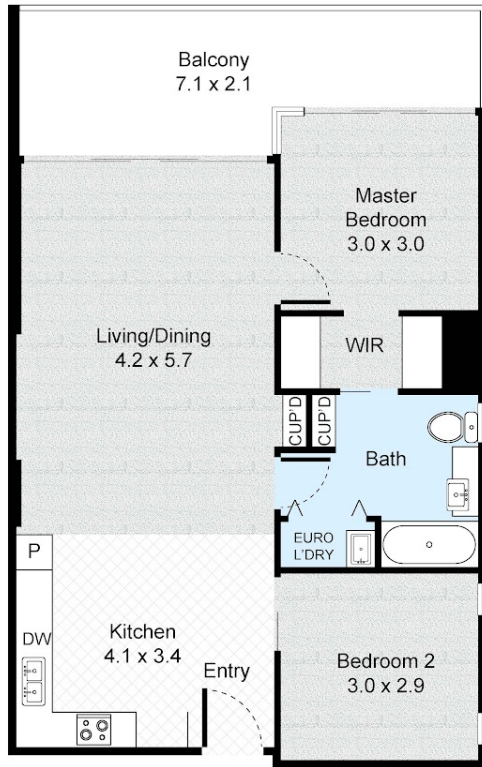


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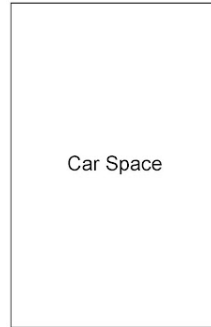
Unit 309, 430 Marine Parade, Biggera Waters



2 Bed 1 Bath 1 Car



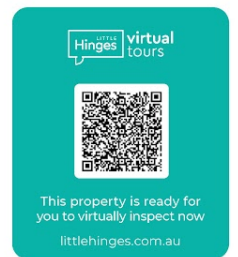
FLOOR PLAN



(Not In Position)

CAR SPACE

Internal : 77m<sup>2</sup>  
External : 15m<sup>2</sup>



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.

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