



# FOR SALE

## UNDER CONTRACT

FANTASTIC BROADWATER VIEWS FROM 'ATRIUM RESORT' APARTMENT - WAKE UP TO STUNNING BROADWATER VIEWS EVERY MORNING

### Apartment Features Include:

- Direct Broadwater views
- Master bedroom + Ensuite
- Family bathroom with large Spa bath
- European laundry
- 2 x large entertainers' balconies
- Air-conditioning units to main living area
- Ceiling fans in living area and both bedrooms
- 1 secure underground parking spaces
- Body Corporate \$235 pw approx.- (Temporarily higher than normal and should revert to approx \$200pw in 2024/2025• Rental appraisal - \$750pw ++
- Rental appraisal - \$750 pw+
- Holiday Rental Income Potential - \$45,000 - 50,000pa

### Atrium Features:-

- Roof-top pool & spa + Rooftop terrace with BBQ's
- Ground level pool with 2 Saunas
- Tennis court
- Gym
- Billiard room and Kids games room
- 2 x Lifts
- Extensive manicured grounds
- Internal Atrium Gardens featuring waterfalls, tropical plants and ponds
- Reception & Live-in on-site manager
- On-site restaurant - L'Etranger
- Extensive manicured grounds

2 BED | 2 BATH | 1 CAR

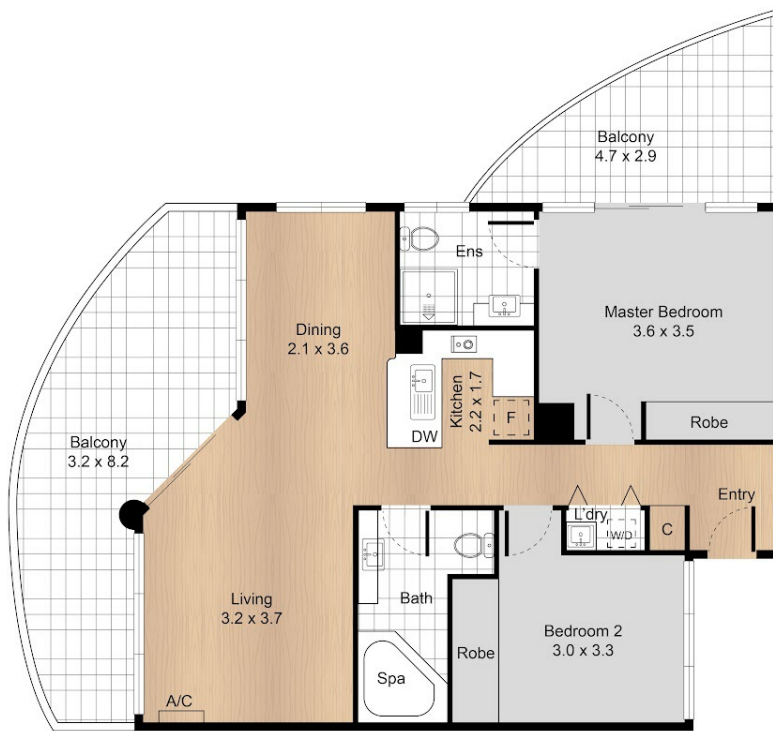
PRICE:  
UNDER OFFER

OPEN FOR INSPECTION:  
N/A



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## FLOOR PLAN



**3D / 510 Marine Parade,  
Biggera Waters QLD 4216, Australia**  
 2 Bed 2 Bath

Internal : 68m<sup>2</sup>  
 External : 40m<sup>2</sup>



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.