



FOR SALE

STUNNING, RENOVATED NORTH/EAST FACING, LARGE 'VILLA' SIZED APARTMENT WITH VIEWS TO THE BROADWATER

If you're downsizing, then this apartment has all the space and storage you are looking for.

This 1st floor apartment is flooded with natural light, with windows and balconies on 3 sides so the cross breezes will mean you'll rarely have to turn on the ducted air-conditioning. You can enjoy the outlook to The Broadwater from your spacious balcony, that is surrounded by trees and all the benefits of living just 50 meters from the sparkling Broadwater but the peace of being back from Marine Parade.

Located in the sought after, boutique Building 2 of "Waters Edge on The Broadwater" – with only 2 apartments per floor and 8 apartments in total. This beautiful 2 bedroom plus occasional bedroom 3/study apartment has been extensively renovated by the current owner. Presenting like new, it will suit those discerning buyers looking for more space with nothing to do, so they can move straight in.

This is a stunning apartment with a very spacious feeling. From the moment you enter the generous entryway with ample storage, leading to the open plan living, dining, and kitchen areas, you will feel at home. This is an extremely liveable apartment with an airy feel. The floor-to-ceiling stacker doors flow out to your wrap-around entertaining balcony, with more than enough space for outdoor dining and BBQ area and a casual lounge area, so this is a year round outdoor space and your entertaining will be a breeze.

The brand new kitchen has numerous drawers for ample storage, stainless steel appliances, including new gas cooktop, oven, range hood and slimline dishwasher, space for a large refrigerator and glass backsplash, spacious island bench with dark bench tops will be the perfect place to entertain your family and friends.

Two bedrooms are situated at the rear of the apartment for privacy and have direct access via large, floor to ceiling sliding doors to a second balcony with more storage and space to relax. 'Crim-safe' security sliders have been installed in both bedrooms. New carpets and block out curtains have recently installed. Both bathrooms have been updated for your comfort. The third

2 BED | 2 BATH | 1 CAR

PRICE:
\$950,000

OPEN FOR INSPECTION:
N/A



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WATERS EDGE ON THE BROADWATER

2101/438 Marine Parade
BIGGERA WATERS

FLOOR AREA SIZES
Internal 113m²
Balconies 42m²
Total 155m² or 17 Squares

PROPERTY DETAILS
- 2 Bed + Media / Study
- 2 Bath
- 1 Car

pure design
CONCEPTS

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