



# FOR SALE

## COASTAL LIVING PARADISE - MODERN BROADWATER UNIT

Discover coastal living at its finest in this stunning recently renovated beachside unit, perfectly positioned in the vibrant heart of Biggera Waters. This contemporary 2-bedroom, 2-bathroom residence offers an impressive 88 square meters of thoughtfully designed living space, making it an ideal haven for those seeking the quintessential Gold Coast lifestyle.

Step inside to discover a harmonious blend of style and comfort throughout this well-appointed unit. The modern interior showcases premium features including gleaming floorboards and split system air conditioning for year-round comfort. Both bedrooms are equipped with built-in wardrobes, while the master bedroom boasts a private ensuite for added convenience.

Your everyday living experience is enhanced by a suite of premium features:

- \* Renovated throughout with quality finishes and appliances
- \* Secure parking with remote garage access and storage shed
- \* Spacious east facing balcony perfect for alfresco dining and entertaining
- \* Modern kitchen complete with dishwasher and pantry
- \* Intercom system for enhanced security
- \* Split system air conditioning and ceiling fans
- \* Built-in storage solutions throughout plus storage shed
- \* High-speed broadband connectivity and Pay TV access
- \* Pet friendly building
- \* Dryer included in purchase price
- \* Low Body Corporate of approximately \$100 per week
- \* Council Rates \$2,187 per year approximately
- \* Water Rates \$1,543 per year approximately

Located on the western side of the iconic Broadwater, this unit offers the perfect balance between peaceful coastal living and urban convenience. The property's aspect provides peace and quiet, while the fully fenced grounds ensure privacy and security.

Biggera Waters is a thriving coastal community that continues to attract residents with its perfect blend of lifestyle amenities and natural beauty. The suburb's crown jewel, Harbour Town factory outlet mall, is just moments away, offering an unparalleled shopping experience with premium

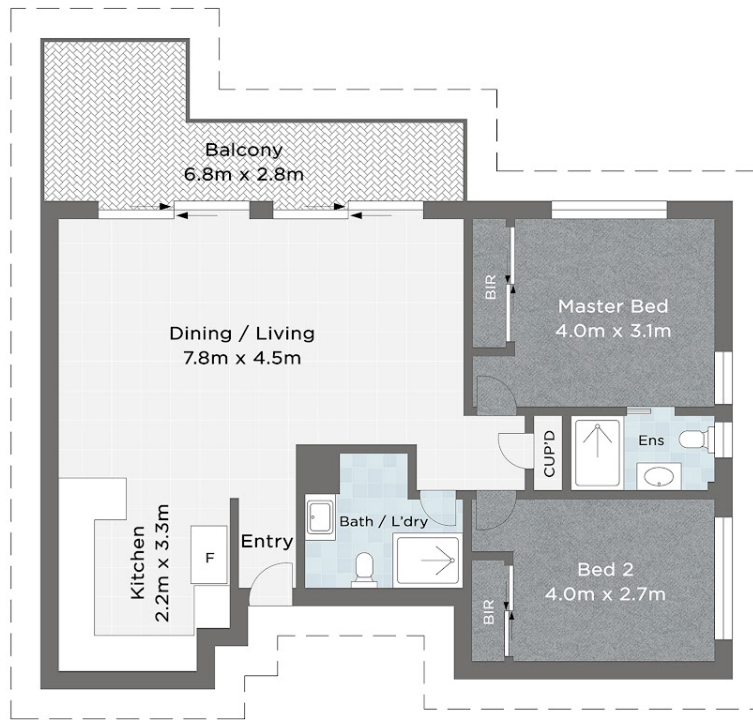
2 BED | 2 BATH | 1 CAR

PRICE:  
\$800,000 plus

OPEN FOR INSPECTION:  
N/A



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3/12-14 OLEANDER AVENUE, BIGGERA WATERS

Bed 2 Bath 2 Car 1

INTERNAL 76m<sup>2</sup> | EXTERNAL 12m<sup>2</sup> | TOTAL 88m<sup>2</sup>

@realty

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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.