

# FOR SALE

## FANTASTIC GROUND FLOOR APARTMENT WITH DIRECT, PRIVATE ACCESS TO THE POOL! READY FOR YOU TO MOVE STRAIGHT IN

A perfectly positioned ground floor apartment designed to take advantage of its location, only metres from the beautiful waters of the Broadwater. Cool ocean breezes flow through this stunning, spacious apartment.

Offering a generous open-plan layout, this apartment has a modern and stylish feel. The large, fully tiled living/dining area has extra-high 3-metre ceilings and a full wall of mirrors to maximise the feeling of space and light and to reflect the views.

The white galley kitchen has ample storage, stone benches, mirrored splashbacks, updated appliances and a gas cooktop.

The good-sized Master bedroom has direct access to the terrace via full-height stacking glass doors, a walk-through robe, and an ensuite bathroom. The 2nd bedroom has triple extra-large robes and a large open window to the living/dining area with stacking obscured glazed panels.

The living/dining area leads straight out through floor-to-ceiling stacking patio doors to an extremely large terrace, with plenty of space for BBQ, outdoor dining and lounges. It's ideal for entertaining family and friends. You can enjoy the privacy of the spacious, oversized terrace, which spans the full width of the apartment, and is one of only 2 apartments in the building that enjoy direct access to the pool area via your own secure, lockable pool gate.

Entertaining will be a delight, relaxing on your outdoor couches, tucked away behind the Hibiscus hedge screening, but still enjoying privacy. So sit back and relax with family and friends, and a glass of champagne.

The apartment can be sold fully furnished. Ask me about this.

Designed for casual, relaxed living, these apartments are aimed at the discerning owner-occupier or the astute investor looking for long-term tenants or a holiday rental option.

Silvershore is situated only metres from the beautiful waters of the Broadwater.

Apartment Features

2 BED | 2 BATH | 1 CAR

PRICE:  
OFFERS OVER \$1,050,000

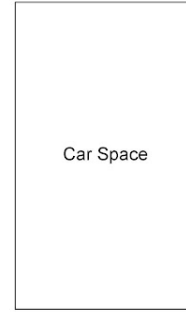
OPEN FOR INSPECTION:  
May 23 at 10:00am - 10:30am



**Francine Setchell**  
**0408143464**  
francine@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

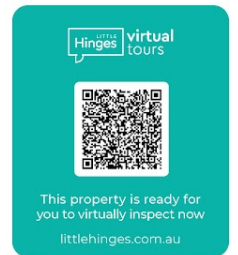
# Unit 110, 430 Marine Parade, Biggera Waters

2 Bed 2 Bath 1 Car



(Not In Position)

Internal : 86m<sup>2</sup>  
External : 40m<sup>2</sup>



FLOOR PLAN

CAR SPACE



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.

Francine Setchell  
0408143464  
francine@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

