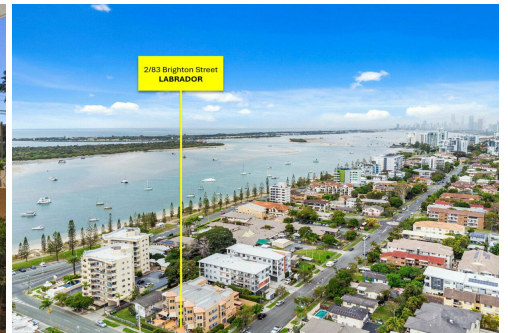




LJ Hooker Broadwater



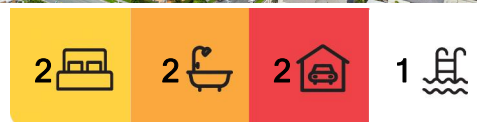
Biggera Waters, 2/83 Brighton Street

STUNNING RENOVATED TERRACE JUST STEPS FROM THE WATER'S EDGE

Completely renovated with contemporary elegance and thoughtful design, this elevated ground floor apartment will certainly captivate, offering the perfect lifestyle, comfort and convenience in one of the most sought-after locations by owners and investors alike on the Gold Coast, only steps away from the mesmerizing Broadwater.

Enjoy all year-round breezes and natural light throughout the expansive open-plan living and dining area, appointed with stylish hybrid flooring and split-system air conditioning to ensure comfort in every season. Seamlessly extending the living space, a generous outdoor terrace offers both covered and open areas-perfectly designed for effortless year-round entertaining.

The modern renovated to detail kitchen is as practical as it is beautiful, featuring white shaker cabinetry, breakfast bar, ample pantry space, and contemporary finishes that will



For Sale
\$800,000 Plus Offers

View
By Appointment

Contact
Ana Tulloch
0439 343 432
ana@ljhbroadwater.com.au



LJ Hooker Broadwater
(07) 5537 1311

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impress both home cooks and entertainers alike.

Key features are the two terraces with a total of 75 sqm of perfect outdoor entertainment all year around and all weather conditions.

Both bedrooms are generously sized and feature ceiling fans and built-in wardrobes. The master suite boasts a stylish ensuite and opens onto a private terrace-ideal for morning coffee or evening relaxation. To top it up it comes with 2 car spaces in secured underground garage (tandem) plus a large storage shed.

Whether you're an astute investor or an owner-occupier with high standards wanting a small boutique building with low maintenance close to water, this apartment ticks every box with its smart layout, luxury touches, and unbeatable location.

Things you will love:-

- * 2 generous bedrooms with built-in-robos
- * Master with ensuite and private rear patio
- * 2 bathrooms (family bathroom with laundry nook)
- * Stunning shaker kitchen with stone benchtops
- * 2 carparks in secured gated underground garage with remote control
- * Shed in garage
- * Large front and back terraces, with covered area perfect for all year entertaining
- * Hybrid flooring throughout for easy maintenance
- * Split System air conditioning to living area
- * Ceiling fans to bedrooms
- * Security screens to all doors & windows
- * Intercom
- * Pool and BBQ area in common grounds

The Numbers:

- * Body Corporate: Approx. \$106 per week
- * Council Rates: Approx. \$2,050 per annum
- * Water Rates: Approx. \$1,280 per annum
- * Rental: A great tenant in the property until 10 November paying \$700 per week. Potential rental return \$800 per week

Enjoy unbeatable convenience with outstanding local amenities right at your doorstep-including the iconic Broadwater just metres away and public transport at your door. You'll be spoilt for choice with shopping options such as Biggera Waters Metro Market within walking distance, and both Labrador Park Shopping Centre and Harbour Town just minutes away.

Call Ana Tulloch now on 0439 343 432 for more information and to arrange your private inspection.

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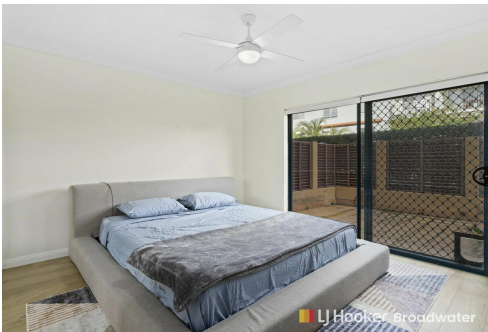
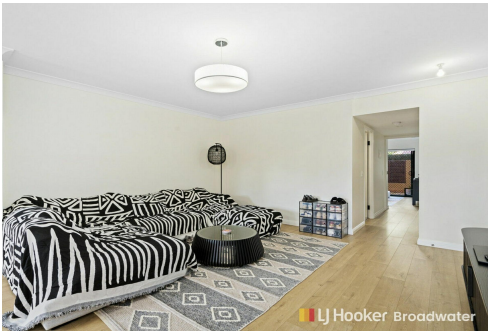
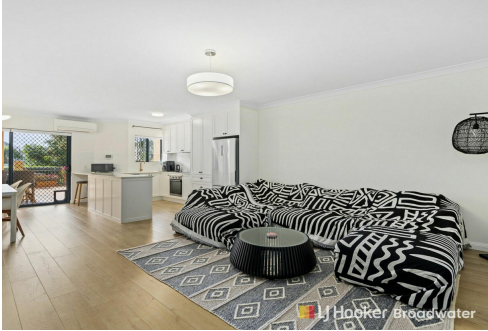
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More About this Property

Property ID	2NY4F3E
Property Type	Apartment
House Size	154 m2
Including	Ensuite Air Conditioning Pool Courtyard Balcony Dishwasher

Ana Tulloch 0439 343 432
Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
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2/83 BRIGHTON STREET, BIGGERA WATERS

 2  2  2

Internal: 84m² | External: 75m² | Total: 159m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

