

## Biggera Waters, 309/15 Compass Drive

### MODERN SPACIOUS APARTMENT WITH SERENE PARK VIEWS

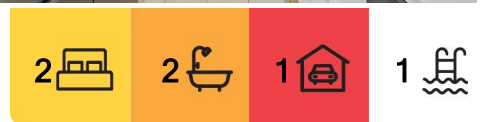
FIRST HOME BUYER'S ALERT!! or DOWNSIZERS!!

What an opportunity to secure this impressive spacious apartment with enormous balcony/patio overlooking the leafy park, in full privacy and comfort. You will love the spacious floorplan with 2 large bedrooms plus a 3rd multipurpose room or study (now used as a third bedroom). Feel the space and relaxing atmosphere as soon as you enter the property, with the large Northeast facing terrace inviting you to enjoy all day entertaining and outdoor enjoyment.

LOCATION is ideal for busy lifestyle, 2 minutes walk to Harbour Town Shopping Centre with all what you need. Easy access to public transport just down the road. Park with boat ramp and kids playground just around the corner. Easy access to Highway and connectivity to all directions. Unrestricted street parking for second car if required.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/2NT9F3E](http://ljhooker.com.au/2NT9F3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)

**LJ Hooker Broadwater**  
**(07) 5537 1311**

Features you will certainly love!

- \* Modern, sleek and spacious 120 sqm apartment
- \* Private and secure
- \* Master with WIR and ensuite with double basin and walk-in shower with access to balcony
- \* Very large combined living/dining with ceramic tiles with triple sliding doors to outdoor
- \* Super sized 20 sqm balcony Northeast facing with absolutely private and beautiful views to parkland and welcoming sea breezes
- \* Conveniently tucked away kitchen with gas cooking, large fridge space and plenty of cupboards
- \* 3rd multipurpose room to accommodate all your needs (study, 3rd bedroom, storage room)
- \* 1 allocated car space in secure above ground garage
- \* Family bathroom with separate European laundry
- \* 2nd Bedroom with mirrored BIR and stacker windows to living
- \* Ducted reverse cycle air-conditioning and zoned
- \* High ceilings and ceiling fans

Facilities:

- \* Inground pool and spa with BBQ facilities nearby
- \* Additional BBQ facilities on rooftop
- \* Fully equipped gym and residents lounge with kitchenet on rooftop level
- \* Onsite management
- \* Secure building
- \* Secure visitors carpark

The Numbers:

- \* Body Corporate NETT around \$125 per week (incl Sinking, Admin funds AND Insurance)
- \* Council Rates around \$2,800 per year

Location:

- \* 2 min walk to Harbour Town Shopping Centre
- \* 5 min drive to Broadwater beach and Parklands
- \* 5 min walk to Bus transit Hub
- \* 5 min drive to Gold Coast Hospital and Griffith University or direct bus
- \* Easy Access to Highway to Brisbane
- \* Several additional amenities, services and shopping options nearby

To organise your private inspection or request further information please call Ana Tulloch on 0439 343432.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.



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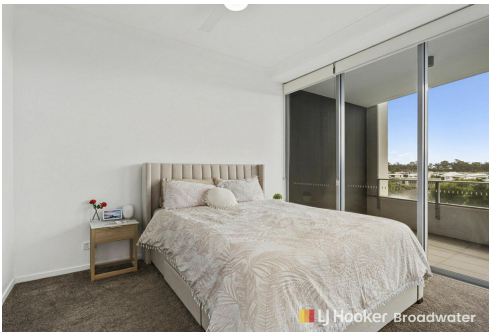
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# More About this Property

Property ID	2NT9F3E
Property Type	Apartment
House Size	120 m2
Including	Ensuite Air Conditioning Intercom Pool Balcony Gym Dishwasher

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 2+1  2  1

Internal:100m<sup>2</sup> | External:20 m<sup>2</sup> | Total:120 m<sup>2</sup>

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 illustration purposes only and should only be used as such by any prospective purchaser.

