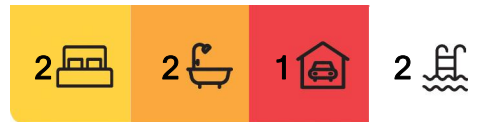




## Biggera Waters, 3310/5 Harbourside Court

OPEN HOME CANCELLED - UNDER CONTRACT



AMAZING APARTMENT WITH 2 BEDROOMS PLUS STUDY

Erika Zatyko from LJ Hooker Mudgeeraba is proud to present to the market this outstanding 2 bedroom plus study nook apartment with 2 bathrooms, balconies and a tiled open plan kitchen / dining / living area.

If you are looking for a prestigious canal-side complex that redefines modern living on the Gold Coast close to countless amenities and the beach, then look no further. 'Waterpoint Residences' will not disappoint even the most discerning buyer. This home is situated in Building 3 on the 3rd floor, offering you an unmissable investment opportunity as well as comfort and style with its contemporary design. Perfect for a small family, a professional couple or anyone who is looking for a great rental income. The building where this apartment is situated conveniently features plenty of amenities like a heated indoor pool, sauna and cinema.

**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/1DJ15](http://ljhooker.com.au/1DJ15)

**Contact**  
**Erika Zatyko**  
0466 092 885  
[erika@ljhgcp.com.au](mailto:erika@ljhgcp.com.au)



**LJ Hooker Mudgeeraba**  
**07 5530 6000**

**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.

Some of the many apartment features are:

- \* Two great size carpeted bedrooms
- \* Master with walk through wardrobe and ensuite
- \* Two well-appointed bathrooms
- \* Main bathroom with bath, large ensuite has double vanities
- \* Great size study nook
- \* Living area opening to a balcony providing a seamless indoor-outdoor flow
- \* Secure underground car parking with secure lockable storage
- \* Rates are approx. \$2,050.36 pa
- \* Water is approx. \$1,029.30 pa (excl. usage) and individually metered
- \* Rental Appraisal is approx. \$750-\$850pw

Take advantage of the 5\* luxurious, secure complex facilities offering:

- \* Health and wellness are at your doorstep with an indoor wellness centre
- \* Two outdoor infinity pools
- \* Heated indoor lap pool
- \* Sauna, Steam Room and Massage Rooms
- \* Prestigious Gym and Pilates Rooms
- \* Private Cinema with 16 relaxing chairs
- \* Residents' Lounge with a Library, Pool Table, Sofas, Televisions and a Kitchen / Bar facilities that is surrounded by beautiful canal views
- \* Several outdoor entertainment areas with complete kitchen and BBQ facilities that are surrounded by surreal views and atmosphere
- \* Rooftop BBQ and Entertaining Area
- \* Safe and secure gated estate with 24/7 onsite security
- \* Body Corporate is approx. \$98.55pw
- \* Over 300m of private walkway with no public access
- \* Marina berths available to enjoy water sports like kayaking, fishing or stand-up paddle boarding
- \* Pontoon boat available for hire

The complex has resort style gardens and pathways along the canal, fully landscaped and offers a tranquil environment to relax and unwind after a busy day at work.

Location is key and hard to beat. Waterpoint Residences are situated across the road from Harbour Town Shopping Complex, the best Outlet in Queensland. Restaurants, bars, cafes, movies and all the necessary amenities are within walking distance. Also, just a quick 10-minute drive from the beach at Broadwater and from the M1 highway, making commuting a breeze both to Coolangatta and Brisbane. Main Beach is approx. 15 mins away and Surfers is a short 20 min drive.

Don't miss this opportunity to experience the best of Gold Coast living at Waterpoint Residences contact Erika today on 0466 092 885 for more information. PLEASE REGISTER FOR AN INSPECTION AS IT IS A GATED COMPLEX.

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to



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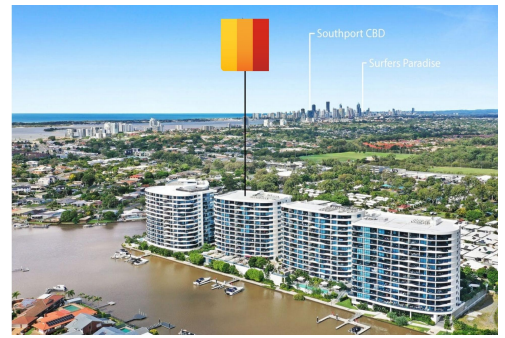
satisfy themselves that all details relating to the property are correct.

## More About this Property

<b>Property ID</b>	1DJ15
<b>Property Type</b>	Apartment
<b>House Size</b>	100 m2
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Intercom Pool Spa Courtyard Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

**Erika Zatyko 0466 092 885**  
Operations Manager / Sales Specialist | erika@ljhgcp.com.au

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