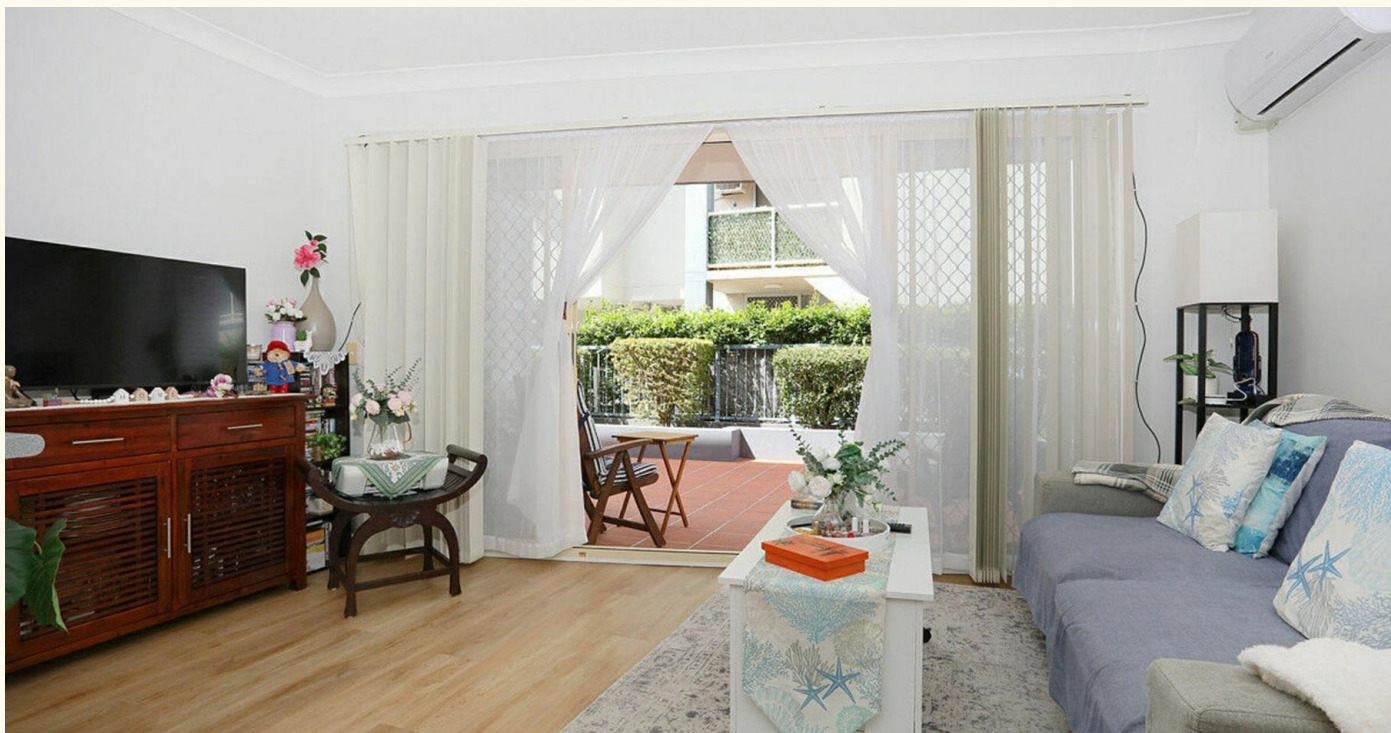




5/416 Marine Parade, Biggera Waters

Low-Maintenance Living Steps from the Broadwater

Positioned along the highly sought-after Marine Parade in Biggera Waters, 5/416 Marine Parade presents an excellent opportunity to secure a low-maintenance one-bedroom unit in a highly convenient Gold Coast location. Offering a practical layout, single-car accommodation and an enviable position close to the Broadwater, this property is ideally suited to first-home buyers, downsizers or investors looking to secure an affordable foothold in one of the Gold Coast's established northern suburbs.

Some of the quality property features include:

- Spacious bedroom with built-in wardrobe
- Neat and functional bathroom
- Open-plan living and dining area
- Functional kitchen with ample storage
- Single car accommodation
- Positioned along Marine Parade
- Steps from the Broadwater and waterfront lifestyle
- Ideal opportunity for first-home buyers, downsizers or investors

Location

Positioned along Marine Parade, the property enjoys an enviable Biggera Waters lifestyle with the Broadwater virtually on your

1 1 1

FOR SALE

Offers Over \$630,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Paradise Point
(07) 5564 1414

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



doorstep. Residents can take advantage of the extensive waterfront walking and cycling paths, parks, recreational areas and the many cafes, restaurants and local amenities that surround the Broadwater precinct.

Biggera Waters is renowned for combining a relaxed waterfront lifestyle with excellent accessibility, and this location places you within easy reach of Harbour Town Premium Outlets, Runaway Bay, Labrador and the wider northern Gold Coast. Surfers Paradise and the heart of the Gold Coast are also approximately 15 minutes away, allowing you to enjoy the beaches, dining, entertainment and nightlife of the central Gold Coast without sacrificing the convenience of living in a quieter northern suburb.

For commuters, access to the M1 Pacific Motorway is straightforward, providing convenient connectivity north towards Brisbane and south towards the Gold Coast. Helensvale is also easily accessible, with its major transport interchange providing train and light rail connections, while schools, shopping centres, medical facilities and major employment precincts are all within easy reach.

With Brisbane approximately 45 minutes away and the Gold Coast's major attractions, beaches and entertainment precincts readily accessible, Marine Parade offers a location that combines lifestyle, convenience and connectivity.

Contact today to arrange your private inspection.

Disclaimer: All the information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. Any figures and measurements mentioned are approximates only and should not be solely relied upon for the purpose of purchasing. All development inquiries and potential land uses are to be directed to the local council authority.

MORE DETAILS

Property ID 12QJH4J
Property Type Apartment

Mitch Humphries 0431 514 171

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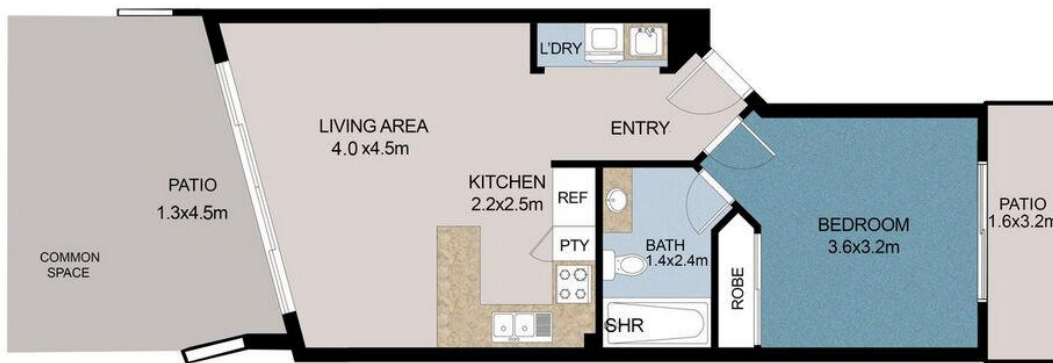




5 /416 Marine Parade
Biggera Waters

1 1 1

Residence Size...approx.. 66m²
Outdoor Areas ...approx.. 11m²



WATER VIEW



FLOOR PLAN

CAR SPACE
5.5x2.7m



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Pro Vision Image gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

