

## Biggera Waters, 5/46 Brighton Street STUDIO APARTMENT

- \* Small block of only 16 units
- \* Only a few minutes' walk to the Broadwater esplanade
- \* Easy walk to the Biggera Waters Metro Mart shopping centre with its restaurants, takeaways, laundromat, and public transport
- \* Ten minutes' drive to the Runaway Bay shopping complex, Harbor Town shopping complex, Griffith University, and the Southport CBD.
- \* Easy care first floor apartment
- \* Combined living area, with kitchen and bed space with split cycle air conditioner
- \* Separate combine bathroom and laundry
- \* Single undercover car space under the building
- \* Security gated building
- \* This apartment will suit investors, student or retiree
- \* Needs a little TLC.



**For Sale**  
Offers Above \$360,000

**View**  
[ljhooker.com.au/ZU9F4K](http://ljhooker.com.au/ZU9F4K)

**Contact**  
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**LJ Hooker Southport**  
**(07) 5591 5222**

**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.

Key Financial Information:

- \* Rental appraisal of \$410 to \$440 per week
- \* GCCC Rates of \$2,600 per year approx
- \* GCCC Water of \$1,155 per year approx
- \* Body Corporate of \$37.86 per week approx

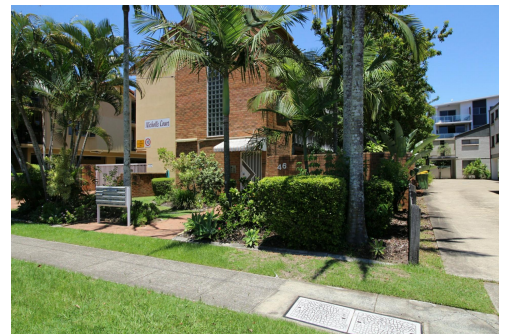
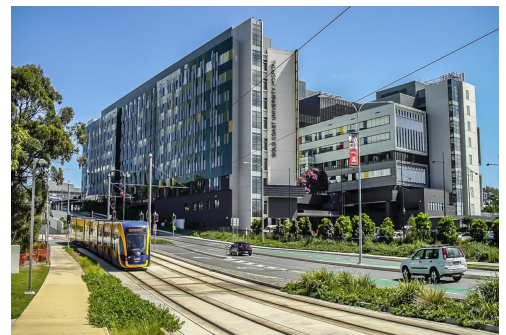
Disclaimer- (the photos have digital furniture inserted in the living area and main bedroom.)

## More About this Property

<b>Property ID</b>	ZU9F4K
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Balcony Built-in-Robes Secure Parking

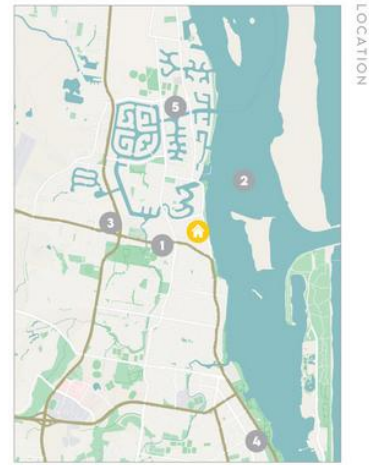
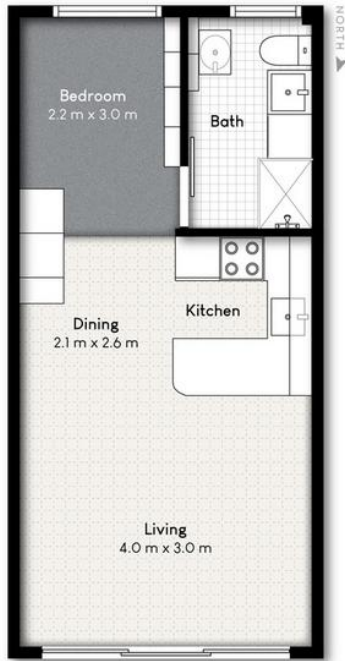
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- 1 | COLES LABRADOR
- 2 | THE BROADWATER
- 3 | HARBOUR TOWN PREMIUM OUTLETS
- 4 | AUSTRALIA FAIR SHOPPING CENTRE
- 5 | RUNAWAY BAY CENTRE

5/46 BRIGHTON STREET, BIGGERA WATERS



Internal: 34m<sup>2</sup> | Carspace: 14m<sup>2</sup> | Total: 48m<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 illustrative purposes only and should only be used as such by any prospective purchaser.

