

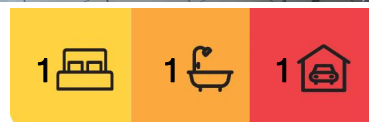
## Biggera Waters, 11/46 Brighton Street

### Entry Level Studio Apartment - Moments from the Broadwater

Within the vibrant suburb of Biggera Waters and located just one block from the stunning Broadwater, is this contemporary studio apartment. The perfect addition to your Gold Coast investment portfolio or the ideal first home. Offering easy, low-maintenance living, this property has everything you need-whether you're looking for a smart investment or a beachside lifestyle.

The unit may be compact but has all the inclusions to live a comfortable, laid back life. With a full sized bedroom, kitchen and lounge room you'll feel right at home. Not to mention, the apartment has the luxury of a secure carpark.

Enjoy the ultimate convenience with shops, cafes, and transport all within easy reach. But the true highlight? A relaxing 5-minute stroll to the sparkling Broadwater, where you can soak up the sun, enjoy a morning walk, take in breathtaking waterfront views or walk to Charis seafood or your choice of 3 restaurants at The Grand Hotel.



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

**View**  
Sat 8th Feb @ 11:15AM - 11:45AM

**Contact**  
**Catherine Nutt**  
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**Bailey Hyland**  
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**LJ Hooker Broadwater**  
**(07) 5537 1311**

**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.

Property features Include:

- Currently tenanted at \$400 a week til 5th May 2025
- Reasonable Body Corporate Levies at \$42.00 per week
- 32 m2 internal size
- Just 16 in the block
- Ceiling fan in living space for year round comfort
- Laundry space incorporated into bathroom
- Built-in robe in bedroom
- Well sized kitchen with island counter
- Exposed brick walls throughout for a contemporary style
- Close to public transport, shops, and the convenience of a chemist close at hand
- Easy access to the M1 both North and South bound

This property won't last long on the market, given its desirable location and practical features. Whether you're investing or looking for your next home, seize this opportunity to own a piece of Biggera Waters. Contact us today to take the first step towards securing this charming unit.

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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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.

## More About this Property

<b>Property ID</b>	2NQEF3E
<b>Property Type</b>	Unit
<b>House Size</b>	32 m <sup>2</sup>
<b>Land Area</b>	360 m <sup>2</sup>
<b>Including</b>	Toilets (1) Built-in-Robes

### Catherine Nutt 0433 247 690

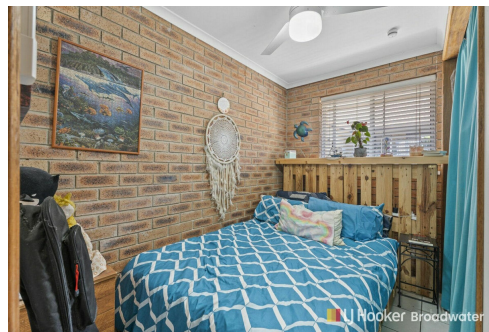
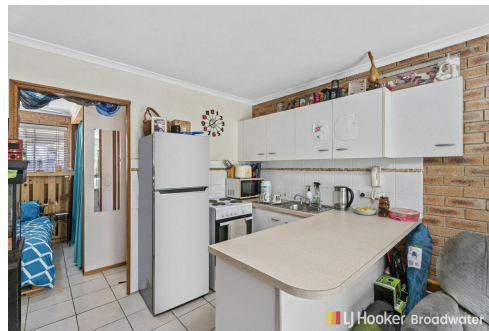
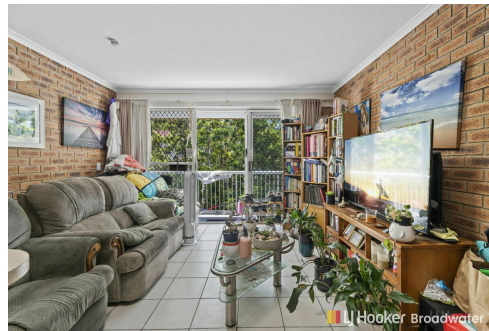
Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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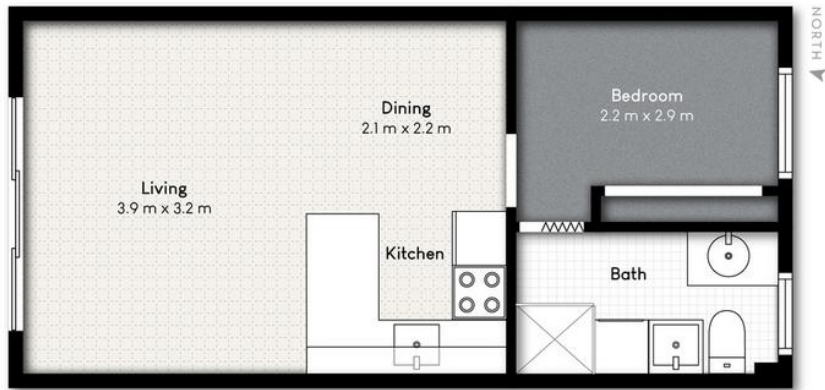
### LJ Hooker Broadwater (07) 5537 1311

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11/46 BRIGHTON STREET, BIGGERA WATERS



Internal: 32m<sup>2</sup> | Carspace: 16m<sup>2</sup>