







12/6 Back Street, Biggera Waters

Fully Refreshed Waterfront Apartment —Simply Move In

Positioned within the sought-after Pelican Cove Resort, this spacious ground level, two-bedroom apartment offers relaxed waterfront living just moments from the Broadwater.

With both bathrooms recently renovated, new flooring throughout and freshly painted. This home is ready for you to move in and settle.

Whether you're looking for a permanent home, a holiday retreat, or a solid investment opportunity, this property offers flexibility and lifestyle in one of the Gold Coast's most desirable waterfront settings.

Property Features:

- Spacious 2 bedrooms
- Two recently renovated bathrooms
- Master bedroom with new ensuite, large shower and private balcony access
- Built-in wardrobes with ample storage
- Open-plan living and dining area flowing to a large balcony overlooking the waterway
- Brand New hybrid flooring & carpet throughout for low-maintenance living

2 2 1

FOR SALE
Under Contract

AGENTS
Aaron Dobson
0406 976 482
adobson@ljhteam.com.au

AGENCY
LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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.

LJ Hooker

- Well-appointed kitchen with dishwasher, double sink, rangehood and ample storage
- Washing maching, Fridge & Dryer included
- Air-conditioning for year-round comfort
- Secure undercover parking with access through to the boat ramp
- Plenty of additional off-street parking

Resort Facilities:
- Tropical heated pool and spa overlooking the water
- Second swimming pool within the complex
- Shared residents' pontoon and boat ramp
- Tennis court
- BBQ entertaining areas set amongst beautifully maintained tropical gardens

Location Highlights:
- Approximately 100m to the Broadwater and sandy beach
- Bus stop just around the corner
- 1.1km to Biggera Waters State School
- 2.5km to Harbour Town Premium Outlets and dining precinct

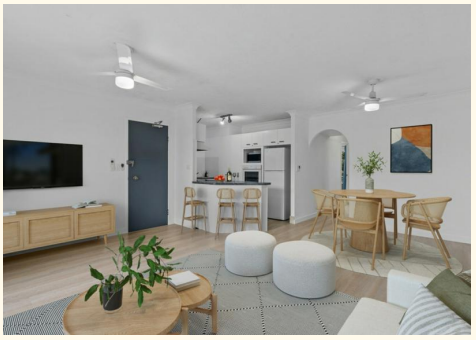
WATER: Approx. $468 per quarter
RATES: Approx. $2708 biannually (rates are higher as this is currently holiday let)
BODY CORPORATE: Approx. $118 per week

RENTAL INFORMATION:
Long Term Lease: $780 - $810 per week

Enjoy the option of joining the holiday rental pool, securing a long-term tenant, or simply moving in and embracing the relaxed coastal lifestyle.

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MORE DETAILS

Property ID	365AGMK
Property Type	Unit
House Size	113 m2
Including	Ensuite
	Air Conditioning
	Pool
	Tennis Court
	Courtyard
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes

Aaron Dobson 0406 976 482
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12/6 BACK STREET, BIGGERA WATERS

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Internal: 76m² I External: 37m² I Total: 113m²

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.

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