



LJ Hooker Broadwater



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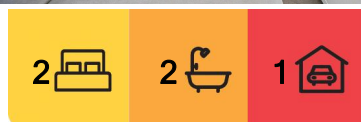
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Biggera Waters, 1403/438 Marine Parade

Live the Broadwater Dream - Premium Waterfront Apartment in Marine Parade

Set in the exclusive, residential-only Waters Edge building, this immaculate 4th-floor apartment captures the essence of Gold Coast living. With an enviable north-east aspect and eye-level views of the shimmering Broadwater, this home is a front-row seat to nature's finest performance - from sunrise glows to sailboats gliding by. Positioned along Marine Parade, one of Biggera Waters' most coveted streets, this is a rare opportunity to secure your slice of waterfront paradise in a location that blends lifestyle, convenience and coastal elegance.

Step inside to discover a beautifully presented two-bedroom, two-bathroom layout, freshly repainted and designed with effortless living in mind. The open-plan kitchen, living and dining zone opens to a large balcony - the perfect space to unwind or entertain against a backdrop of water views and sea breezes. The kitchen boasts stone benchtops, gas cooking, high-quality appliances and sleek cabinetry, while both bedrooms enjoy their own



For Sale
Offers Over \$1,150,000

View
By Appointment

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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.

water views. The master retreat features a walk-through robe and a stylish double vanity ensuite, with direct access to the balcony for quiet morning coffee or peaceful evenings.

Whether you're searching for a high-performing investment or dreaming of future waterfront living, this is a smart and stylish move. Offering strong rental returns and low-maintenance appeal, this property delivers lifestyle and convenience in equal measure. Enjoy premium building amenities including a resort-style pool, gym, and landscaped BBQ area - all just steps from the Broadwater boardwalk, parks, cafes, and dining. Welcome to a lifestyle that truly delivers the best of the Gold Coast.

Key Features:

- Prime 4th-floor north-east facing apartment with eye-level Broadwater views
- Two generous bedrooms with ocean outlooks, master with ensuite and balcony access
- Two modern bathrooms, including full ensuite with double vanity
- Light-filled open-plan layout flowing to oversized balcony with plantation shutters
- Gourmet kitchen with gas cooktop, stone benchtops, stainless steel appliances
- Recently repainted, ducted air-conditioning, and mirrored feature wall
- California-style laundry with built-in storage and dryer
- Excellent rental return potential with low-maintenance appeal
- Rates: \$2,760 per year approx.
- Water: \$282 per quarter approx.

Waters Edge Lifestyle & Amenities:

- Residential-only boutique building - no holiday letting
- Resort-style 25m pool, heated spa and poolside BBQ entertaining terrace
- Fully equipped private gymnasium for cardio and strength
- Secure underground parking with fob-only floor access
- Visitor parking and on-site car wash bay
- Landscaped gardens, water features and pet-friendly community
- Audio intercom and security access
- Private pedestrian access to Broadwater, parks and boardwalk
- Close to Harbour Town, Runaway Bay, public transport, dining and more

This exceptional apartment won't last long. Opportunities like this on Marine Parade are rare - whether you're investing or planning your forever home, now is the time to act. Contact Ingrid Hipperson today to arrange your private inspection and secure your spot in one of the Gold Coast's most desirable waterfront locations.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.



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More About this Property

Property ID	2NURF3E
Property Type	Unit
Including	Air Conditioning

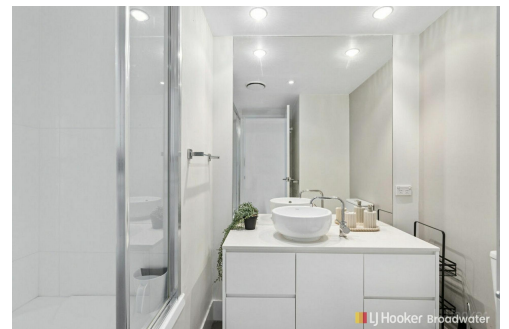
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FLOOR PLAN



1403/438 Marine Parade,
Biggers Waters 4216

2 Bed 2 Bath

Internal : 80m²
External: 25m²

All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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