



29/6 Back Street, Biggera Waters

Coastal Lifestyle or Smart Investment in Pelican Cove

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

Set within a 4.5-star resort-style complex, the property features a light-filled open-plan layout flowing onto a generous balcony with tranquil water views.

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 bedroom, 2 bathroom apartment
- Master bedroom with ensuite, large shower and private balcony access
- Built-in mirrored wardrobes with ample storage
- Open-plan living and dining area flowing to a large balcony overlooking the waterway
- Fully tiled living areas for low-maintenance living
- Well-appointed kitchen with dishwasher, double sink, rangehood

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FOR SALE
UNDER CONTRACT

AGENTS

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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**

and ample storage

- Near new oven
- Hot water system less than 12 months old
- 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: \$760 - \$800 per week

- Holiday Let -

Low Season: \$200 - \$240 per night

Mid Season: \$270 - \$400 per night

High Season: \$540 - \$650 per night

- Rates can vary depending on demand, length of stay and promotions on booking platforms. The building also performs well during peak periods and school holidays.

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

Disclaimer:

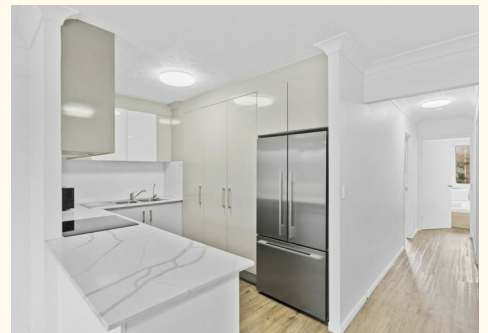
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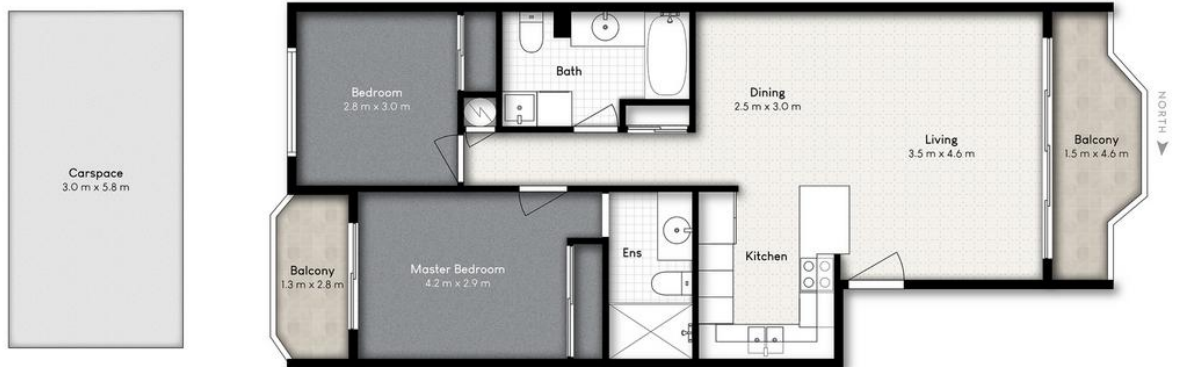
MORE DETAILS

Property ID 35ZCGMK
Property Type Unit
House Size 85 m2
Including Air Conditioning
Pool
Courtyard
Balcony
Dishwasher
Built-in-Robes
Secure Parking

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29/6 BACK STREET, BIGGERA WATERS



Internal: 76m² | External: 9m² | Total: 85m²

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.

