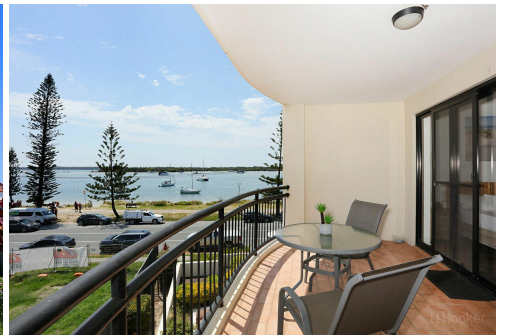


39 / 452 Marine Parade

**SOLD**



## Biggera Waters, 39/452 Marine Parade

SOLD by Calvin Olivier

Motivated Seller's, Beachside Residence with Uninterrupted Ocean Views.

Introducing this ideal, north-facing waterfront residence expressing the Gold Coast lifestyle.

Offering uninterrupted scenic views of the Broadwater from the comfort of your our home, fully furnished and move-in ready, this property ticks all the boxes.

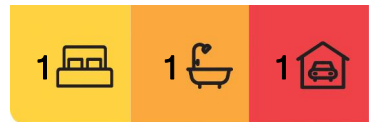
Calling all investors! This is the perfect investment!

Property features include:

- \*Modern bedroom with 2 built-in wardrobes, ceiling fan, balcony access and water views
- \*Bright stylish bathroom with all the essentials includes duel wash/dry laundry machine
- \*Water-view living area includes air-con, ceiling fan



**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.



**For Sale**  
Offers Over \$500,000

**View**  
[ljhooker.com.au/125MH4J](http://ljhooker.com.au/125MH4J)

**Contact**  
**Broden Olivier**  
0426 426 409  
[broden.olivier@ljhooker.com.au](mailto:broden.olivier@ljhooker.com.au)

**LJ Hooker Paradise Point**  
**(07) 5564 1414**

\*Modern kitchen housing all appliances with ample bench and storage space

\*Large balcony perfect for candle light dinner, overlooking the peaceful Broadwater, sheltered from weather

\*Cheerful dining nook maximises on space

\*Underground secure carpark

#### Building Benefits:

Resort style pool, on-site management, entertainment and BBQ area, underground secure carpark, inter-com system.

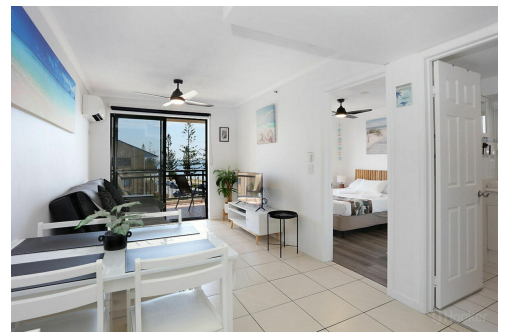
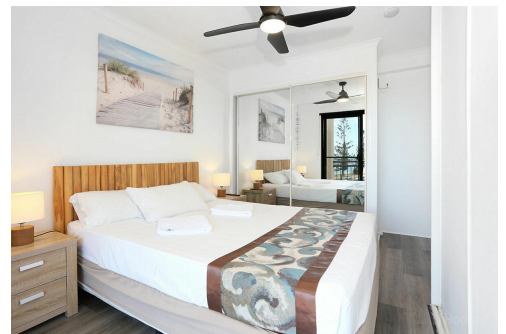
#### Location Benefits:

Broadwater broad-walk, one of Gold Coast's most iconic beach-side walks, Broadwater Parklands housing Aqua splash, jumping pillow and other public entertainment for people of all ages, public transport via bus or the Gold Coast tram line. Walk to shops, walk to restaurants, walk to fun!

Within a short 5 minute drive, you will find:

Harbour town premium shopping outlets with award winning restaurants and entertainment, Australia Fair shopping centre, Numerous dine-in and takeout options, Gold Coast highway which can take you through Main beach, Surfers Paradise, Broadbeach and so much more.

This investment opportunity is one not to be missed, Contact Exclusive Sales Agent Calvin Olivier on 0484 065 409 now for your chance to view.



## More About this Property

<b>Property ID</b>	125MH4J
<b>Property Type</b>	Unit

### Broden Olivier 0426 426 409

Sales & Marketing Consultant | broden.olivier@ljhooker.com.au

### LJ Hooker Paradise Point (07) 5564 1414

1/2 Grice Avenue, PARADISE POINT QLD 4216  
paradisepoint.ljhooker.com.au | paradisepoint@ljhooker.com.au



**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.

**LJ Hooker Paradise Point  
(07) 5564 1414**