

## Biggera Waters, 6/29 Loder Street

**ABSOLUTELY PERFECT SOLID INVESTMENT OR FIRST HOME**

JUST LISTED . Very solid brick and tile building located in the most up-and-coming suburb on the Gold Coast, Biggera Waters. Extremely low maintenance and meticulously looked after. Neat as a pin, and only short 2 minute walk to Broadwater beach, where your money will be well ensured!

Good size property located on the top, second floor, in a small complex of only 8 apartments with the perfect North aspect, allowing great cross ventilation and natural light.

A key feature of this property is its lockable and separate garage for 2 small cars, boat, jetski.. or just plenty of storage. Laundry is located at the back of the garage with a very handy rear door access to your own clothes line, in the side yard of the property...very rare indeed!

2

1

2

**For Sale**

Under Contract by Ana Tulloch

**View**

[ljhooker.com.au/2NFJF3E](http://ljhooker.com.au/2NFJF3E)

**Contact**

**Ana Tulloch**

0439 343 432

[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)



**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.

Great North balcony with access from the open plan living to enjoy the sea breezes and the quiet afternoons with privacy. Both bedrooms with ceiling fans, built-in robes and new downlights sharing the renovated bathroom. You will find 2 air conditioning units, one in the living and one in the master bedroom.

With absolutely nothing to do, you won't find a better property at entry price into the market.

Secure it now and see your asset grow! This property, with absolute certainty, will not last long. Note this property is currently tenanted until December with fantastic tenants who would love to stay if an investor purchases the property.

#### Features:

- \* 2 Bedrooms with built-in robes and ceiling fans
- \* Immaculate and low maintenance complex of only 8
- \* Unit 6 is located on the top second floor with North facing balcony
- \* Renovated main bathroom with quality fittings and fixtures throughout
- \* Combined lounge/dining complete with split system air-conditioning and ceiling fan
- \* Upgraded corner kitchen with quality appliances and great light
- \* Positioned in a quiet street, set back from the road and a short stroll to the Broadwater
- \* Secure double lock up, tandem garage with laundry & walk through access to clothes line
- \* Pet friendly (pending Body Corporate approval)
- \* Currently tenanted until December 2024, paying \$540 per week

#### The Numbers:

Body Corporate: around \$59 per week

Council Rates: around \$2,400 per year

Water Rates: around \$1,200 per year

Rental Appraisal: current rent at \$540 pw. Updated rent around \$600 - \$620 per week

Easy walk to Broadwater beach, restaurants on Marine Parade, local shops and steps away from public transport. Ideal Broadwater lifestyle at still affordable price.

Please call Ana Tulloch on 0439 343 432 to organise a suitable time to view or check our open home times

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## More About this Property

**Property ID** 2NFJF3E

**Property Type** Unit

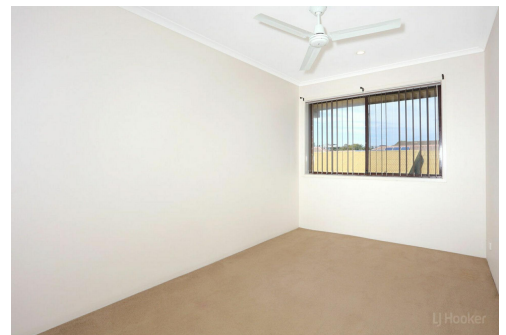
**Ana Tulloch 0439 343 432**

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
ana@ljhbroadwater.com.au

**LJ Hooker Broadwater (07) 5537 1311**

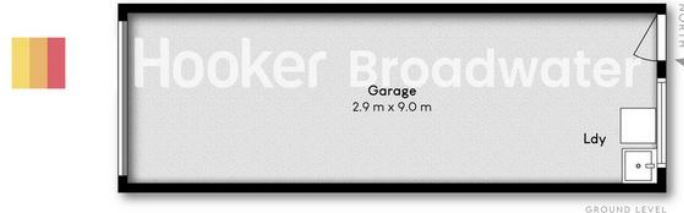
64 Frank Street, LABRADOR QLD 4215

broadwater.ljhooker.com.au | accounts@ljhbroadwater.com.au



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6/29 LODER STREET, BIGGERA WATERS

 2  1  2

Internal: 62m<sup>2</sup> | External: 10m<sup>2</sup> | Garage: 26m<sup>2</sup> | Total: 98m<sup>2</sup>

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.

