



Biggera Waters, 7/5 Loder Street

Step into Apartment 7, a captivating retreat spanning 106m² of fully renovated Luxury!

Welcome to this charming apartment, where every detail has been carefully considered to create a cozy and inviting home. The bedrooms are cleverly separated, giving you privacy and space to unwind. The main bedroom is a retreat in itself, with its own ensuite, walk-in robe, ceiling fan and a balcony for some fresh air. The second and third bedrooms offer their own peaceful havens, ensuring everyone has their own space to relax.

Apartment 7 enjoys a tranquil setting on the top floor, providing beautiful views from the lounge room and balcony. Natural light floods in from the northern exposure, creating a warm and welcoming atmosphere in the dining/lounge area.

Step outside and discover all that the Gold Coast has to offer. Take a leisurely stroll to the Broadwater, or treat yourself to delicious meals at local favorites like The Grand Hotel and Charis Seafood. If shopping is your thing, the Harbour Town Premium Outlets are just a

3 2 2

For Sale
Offers Over \$714,000

View
ljhooker.com.au/42M4GTJ

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LJ Hooker

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 Coomera
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stone's throw away, along with Griffith University/Hospital, Southport CBD, and easy access to the M1.

This property is a reluctant sale as the owners have meticulously considered every detail of its renovation. You won't come across another fully renovated 3-bedroom apartment in Biggera Waters this close to the water, infused with such heartfelt dedication. As soon as you step through the front door, you'll be enveloped by the apartment's inviting warmth and homely ambiance.

Whether you're looking for an investment opportunity or your dream home, Apartment 7 is a must-see. Don't miss out on the chance to embrace a sophisticated coastal lifestyle, complete with all the features you desire, at an unbeatable price. Act fast - your coastal sanctuary awaits!

Financials:

- Body Corporate: \$80 Roughly per week
- Rental Expectation: \$820 per week

Features:

- 3 bedrooms, 2 bathrooms, Balcony, separate laundry.
- 2 underground secure car parks (tandem) for your vehicle or aquatic toys
- Main bedroom en-suite with walk-in robe and balcony
- Well-appointed kitchen with stainless steel appliances
- Spacious living area bathed in natural light.
- Study Nook or Kids play zone.
- Total area: 106m²;
- Ceiling fans throughout
- Air-conditioning
- LED lighting

Location Highlights:

- 30m-100m to Bus Stops East/West
- 350m to Broadwater - ideal for swimming, fishing, paddleboarding, and more
- 700m to The Grand Hotel, Charis Seafood, and Boat Ramp
- 1.5km to Harbour Town Premium Outlet Shopping, Dining, and Entertainment
- Convenient access to Southport CBD, Griffith University/Gold Coast University Hospital/Light Rail, Main Beach, Helensvale Train Station, Surfers Paradise, and the M1 North/South.

If you've been in search of a low-maintenance apartment, ready for immediate move-in to embrace your dream lifestyle, With nothing to do and all renovations done for you, Your search ends here. This property is also perfect for those seeking an investment opportunity-an expansive apartment close to the water with excellent rental potential. Since it's owner-occupied, there's no need to wait for a fixed term to end or deal with existing tenants. It's a fresh start, ready for you to find the ideal tenants and enjoy the benefits right away. Schedule an inspection to experience it firsthand.

More About this Property

Property ID	42M4GTJ
Property Type	Unit
House Size	110 m²
Including	Ensuite Air Conditioning Balcony Dishwasher Secure Parking

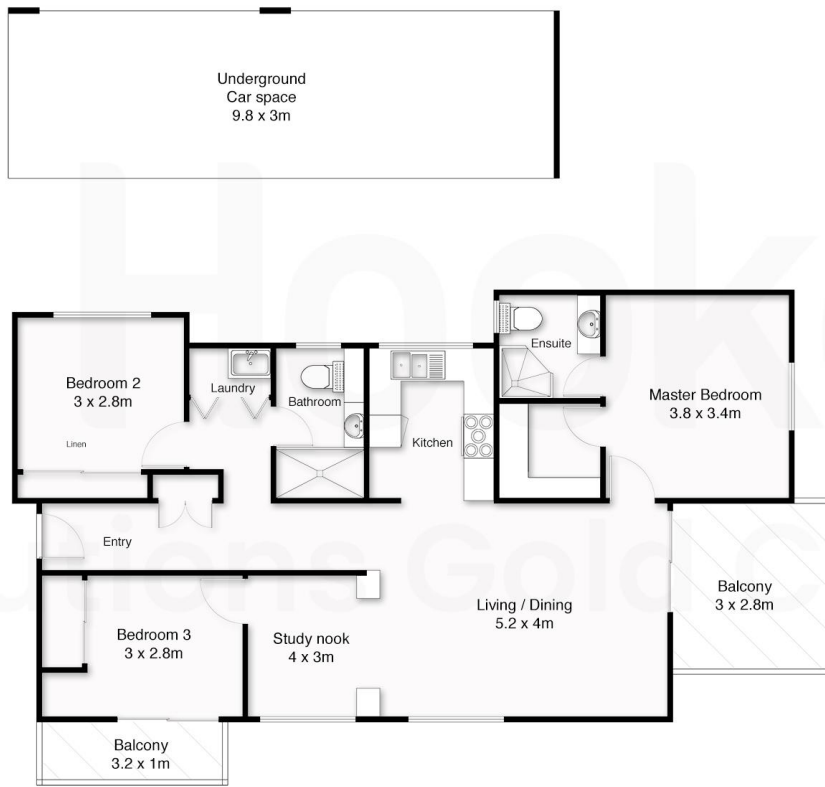
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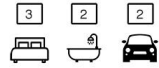


Total approximate floor area: 110m²

LJ Hooker
Solutions Gold Coast

7/5 Loder Street, Biggera Waters

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such for any prospective purchase.



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