

**209/11 Compass Dr, Biggera Waters, QLD, 4216**

**Apartment For Sale**

Friday, 15 November 2024



209/11 Compass Dr, Biggera Waters, QLD, 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Perfect Investment Opportunity - Long Term Tenants Until December 2026

This modern presented, open-plan living apartment, with 2 bedrooms, 2 bathrooms and 1 car park, is located on the 2nd floor of Aquilo building which is widely known and regarded as one of the best valued and sought-after complexes on the Gold Coast. Quality is offered throughout, you will not be disappointed. The complex offers a world of luxury and elegance with resort-style facilities in a superb location in Biggera Waters.

This property offers the perfect investment opportunity that ticks all the boxes for those first-time investors or an investor looking to increase their portfolio, with near-zero vacancy rates and long-term tenants in place until December 2026.

Apartment features include:

- \* Master bedroom with huge WIR and ensuite with dual vanity sinks
- \* Second bedroom with generous-sized built-in robe
- \* Separate bathroom with full sized bath
- \* Trendy kitchen that is fully equipped with stone benchtops stainless gas cooktop and electric wall oven, dishwasher, range hood, mirrored splashbacks, plentiful cupboard/storage space
- \* Large open plan living and dining areas
- \* High-gloss porcelain tiling throughout the living room, dining room and kitchen
- \* Laundry enclosure with dryer
- \* Huge balcony with access from the living area and master bedroom
- \* High ceilings to enhance the spacious open plan layout and lighting
- \* Ducted air conditioning throughout
- \* Modern and contemporary finishes throughout
- \* Intercom system
- \* One secured parking space
- \* Tenanted until December 2026

Building features include:

- \* Secure complex
- \* Pet friendly (with approval)
- \* Secure underground parking
- \* Excellent on-site managers
- \* Comparable Body Corporate and GCCC rates
- \* Lift access to floor
- \* Resort-style facilities including pool, gym, spa, BBQ area and residents lounge
- \* High rental returns for investors
- \* Near-zero vacancy rates

This apartment offers the perfect location with easy access to public transport, Harbour Town Shopping Centre, the Broadwater, Griffith University, GC University Hospital and the M1.

\*\*Please note photos are of a similar apartment

Contact Jess on 0424 187 162 today to organise your private viewing.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies or misstatements that may occur.