

Welcome



On behalf of Ben Fisher and McGrath Estate Agents, welcome to today's open home.

This inspection has been designed to be relaxed and non-intrusive, so please feel free to take your time as you look through the property.

When you're ready, I'm here to answer any questions you may have – whether they relate to the home itself, the local market, or the buying process.

If you'd like to take the next step, I can also arrange to send you the Form 2 Disclosure and Contract.

We're proud of our track record, operating with a 98% auction clearance rate and an average of less than 14 days on market.

Note from the Owner



Thank you for taking the time to inspect our home.

We wanted to share a little context about why the property is now available. The decision to sell has come solely from a change in our personal circumstances. It is not a decision we made lightly – if life looked a little different, we would still be here.

Living here has been an experience we will always treasure. What we have loved most is:

- the uninterrupted Broadwater view that greets you from every window
- watching the boats, paddle boarders and marina activity from the balcony
- the sense of space – rooms that feel generous and comfortable rather than compact
- the peace and privacy of the building and the neighbourly community

This apartment has been a place for slow mornings, relaxed evenings and everything in between. It has given us comfort, enjoyment, and a lifestyle that we will miss every day.

We hope the next owners feel the same connection we have felt here – and that the home becomes a special part of their life story too.

Warm regards,
Heather and Ed

McGrath

Information Memorandum

Address

18/554 Marine Parade, Biggera Waters

Attributes

2bed, 1bath, 1car

Features

Updated, single-level, waterfront apartment, 1x pool, secure ground-floor garaging

Home size

112m tot | 96m int | 16m garage

Units/Apartments in complex

30

When was it built

1975

Last renovated

2024 - carpets, window treatments, paint, wardrobe

Deposit required

10% or by negotiation

Settlement period

30 days or by negotiation

Occupancy

Owner/occupied

Rental Certificate

\$700 - \$750 per week

NBN at the address

Yes

Child/pet friendly

Yes. Pets with body corporate approval

Council rates

\$2,292.58 per annum

Water rates

\$346.92 per quarter

Body Corporate levies

\$126.62 per week

Sinking Fund Balance

\$79,674.22 (Nov 2025)

Public transport

10m

Health/Schools

GCUH, GC Private Hospital, St Francis Xavier College

Shopping/Restaurants and cafes

Harbour Town, Runaway Bay Village, Metro Market, Cavs Steakhouse, Long Tide, Ripples



McGrath

Is Biggera Waters a good suburb?

Unbeatable lifestyle, close to the CBD, direct travel to all theme parks, easy to get to Brisbane, the amazing Broadwater right on your doorstep, fair property prices, fantastic public schools (Biggera Waters State School) and Southport State School just 4km away.

Is Biggera Waters a good investment?

If you are looking for an investment property, consider the median rent for houses in Biggera Waters is \$900pw with an annual rental yield of +3.77% and median rent for units is \$680pw with a rental yield of +4.84%. Biggera Waters has seen price growth of -4.80% for houses and +10.6% for units in the last 12 mths.

What is Biggera Waters known for?

Beautiful Biggera Creek lent this suburb its name which is famous for its heritage-listed "land's end" site, but there is nothing final about a visit here. Those searching for a sedate spot in the northern part of the coast will adore a trip here, opposite the bustling Broadwater and the sizzling Gold Coast Spit and across from Wavebreak Island. There are a number of great restaurants in the area and surrounds, as well as cafes and specialty stores, parklands and a close proximity to a number of sporting amenities. Established and well serviced by public transport, schools and shopping centres. Close to Gold Coast University Hospital – one of the State's best facilities.

Does Biggera Waters Flood?

During severe storms, Biggera Waters can have flooding, however not the extent there is widespread property damage – mostly natural lower lying areas, council drainage and guttering are affected. As a Broadwater suburb, water build-up dissipates rapidly.

Is Biggera Waters a good suburb to live in?

Geographically, a medium-sized suburb, it is picturesque and offers buyers a variety of real estate options from suburban villas to family homes and waterview residences.



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