



2B Wattle Avenue Biggera Waters, QLD

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### Ground Floor Villa - Sought-after Location

This elegantly renovated ground-floor duplex offers three generously sized bedrooms, two bathrooms, expansive living areas, and a central kitchen with a breakfast bar. This home presents a unique opportunity in a tightly held pocket of the popular suburb of Biggera Waters. Enjoy the convenience of being within walking distance to the Broadwater and close to Metro Market and Harbour Town Premium Outlets.

Features include:

- Single level duplex with a north-facing aspect
- Spacious, renovated designer kitchen featuring stone benchtops, high-quality stainless-steel appliances, and abundant storage
- Stunning timber flooring in the living and dining areas
- Three good-sized bedrooms, including a master with an ensuite and walk-in robe
- Two modern bathrooms
- Updated lighting, floor tiles, and plantation shutters throughout
- Secure Crimsafe screens and two new air conditioning units
- Ceiling fans throughout for added comfort

**Inspect:** Saturday, 21st September 2024 10:00 - 10:30

**Price:** Contact Agent



**Sean Byfield**

0438 061 979



**Ingrid Miller**

0459 226 283

**2B Wattle Avenue**  
**BIGGERA WATERS QLD**



3 2 2   
Internal: 175m<sup>2</sup>\* | External: 170m<sup>2</sup>\*



Whilst we have made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate, and no responsibility is taken for any errors, omissions, or misstatement. This plan is for illustrative purposes only.