


**1/242-244 Marine Parade, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Apartment**

Wednesday, 6 September 2023

1/242-244 Marine Parade, Labrador, Qld 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ana Tulloch  
0755371311

**\$625,000**

An absolutely gorgeous gem, this welcoming 1 bedroom + study (or second bedroom) terrace is nestled in the sought after boutique "Pearl Sur Mer" in the prestigious, Golden Mile on the Broadwater. Now is your chance to secure this immaculate residence perfectly designed for those downsizers seeking a secure and classy lifestyle with water views and private terrace, along with direct access to common grounds. Located on the North corner, this home although compact, will captivate you with its bright open spaces, water views and privacy capturing the welcoming coastal breezes. Spacious 40 sqm North terrace provides the opportunity to truly enjoy outdoor living and why not, with those water views! Cleverly designed with your private balcony from the master with all weather shutters to enjoy all year around, opening onto the large, private patio. Separate laundry with extra storage and a powder room for visitors makes this home a practical and beautiful choice if you are downsizing, or searching for a unique sea change. Separate area off the kitchen can be closed in to accommodate a guest room or multipurpose space complete with built-in cupboard. From the moment you walk in you will feel right at home- come and see for yourself. Relish the stunning sunrises, the afternoon Broadwater walks. Lifestyle matters! Don't miss this opportunity to secure a piece of paradise right on the water, at an absolutely entry price point for a boutique residential home of this nature. Features you will love: \* Master bedroom with water views opens onto private balcony with shutters\* Study/dining room can be closed in as second guest room\* Two way bathroom from Master with large walk-in-shower\* Second powder room for guests (2 toilets)\* Gorgeous sun-room with all weather shutters from Master\* Open 40 sqm terrace with water views and direct outdoor access (perfect for pets)\* Well-appointed kitchen, marble counter tops with loads of cupboards and drawers\* Full size separate laundry and lots of storage throughout \* Ducted air-conditioning\* Secure underground car-park for 1 car\* Walking distance to an array of restaurants and cafes Building facilities include: \* Recreational large pool \* BBQ area under gorgeous gazebo\* Fully secured building with intercom\* 2 lifts from garage to your exclusive floor\* On-site resident Manager The numbers: \* Council Rates approx. \$1,710 per year or \$1,300 as pensioner\* Water Rates approx. \$1,350 per year\* Strata levies approx. \$160 per week NET including sinking, admin fund, insurance\* Rental appraisal \$700 per week Don't miss this rare opportunity - phone Ana Tulloch today on 0439 343 432 to secure your viewing! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3 99809 5 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.