

1005/372 Marine Parade, Labrador, Qld 4215



Sold Unit

Friday, 25 August 2023

1005/372 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 96 m2

Type: Unit

Contact agent

Beautifully designed apartment with all the modern finishes for your luxury Broadwater lifestyle. Floor-to-ceiling sliding glass doors invite you to the entertainer's balcony with a private view to the evergreen park, with plenty of light and even some water vistas from the master bedroom and balcony. Located just meters from one of the Gold Coast's most popular and pristine waterways, you will enjoy the lifestyle this nearly new THREE72 has to offer, sought after by owners or investors who like to secure their assets in one of the most upcoming suburbs on the Gold Coast. Private foyer at entry, large ceramic tiles, 2 sizeable bedrooms with built in robes, makes it simply a happy place to come home. You will appreciate the quality finishes throughout with brass fittings, stone tops, lots of storage, extra power points, high ceilings, ducted air-conditioning and a beautiful and warm choice of neutral colours with timber finishes to make this apartment truly desirable. Apartment Features: * 2 bedrooms with quality plush carpet * Master Suite with luxurious bathroom, private view to Park and access to balcony * 2 full bathrooms with large walk-in showers * Brass fittings in bathrooms and kitchen, vanity with lots of built-in storage * Kitchen with timber finishes, stone tops, gas cooking, dishwasher * 1 carpark in secure carpark * Ducted air-conditioning * Ceiling fans in all bedrooms * Generous covered balcony with glass balustrade * High quality fixtures and finishes throughout * Acoustic treatments exceeding Australian Standards Building facilities: * Residents lounge * Pool, sauna and fitness centre * Children's indoor play area * Zen garden & BBQ facilities * Pet wash bay * Secure residents parking with car lift facilities * Above ground secure visitors parking * Onsite manager The Numbers: * Body Corporate approx. \$90/week (Sinking, Admin, insurance funds) * Council Rates approx. \$2,200/year * Water Rates approx. \$1,300/year * For investors, currently tenanted returning \$640 per week until July 2024 **Tenant is willing to relocate to another unit in the building if purchaser wishes to occupy. As the Onsite Property Managers for the building, we can assist in this situation. Offering the ultimate in Gold Coast lifestyle, contact Janette Bladin on 0416 936 298 for further information or to arrange an inspection (by appointment with 24 hours' notice required for tenant.)