

# 103/212-214 Marine Parade, Labrador, Qld 4215

 LJ Hooker Broadwater

## House For Sale

Tuesday, 11 June 2024

103/212-214 Marine Parade, Labrador, Qld 4215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 394 m2**

**Type: House**



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## EXPRESSION OF INTEREST

Exquisite and expansive 394 sqm Broadwater waterfront resident, with the WOW FACTOR, nestled in the comfort of the renowned "WINDSONG" capturing the timeless essence of Queensland living, offering the epitome of luxury living without the maintenance and designed to detail for comfort and elegance. Oozing space, class and privacy with relaxing park and water views. From the moment you step in you realise this is a unique, prestigious property with many points of difference. Certainly a MUST SEE for those upmarket buyers who enjoy enviable lifestyle by the calming and entertaining Broadwater beach. Perfect combination of low maintenance and secure lifestyle with space and sophistication. It won't disappoint... It is simply like a house! While the seller has loved every minute is now time to move on, offering this unique property for the next lucky owner. If easy and spacious luxurious lifestyle living had a name, it would be RESIDENCE 103 WINDSONG. You will appreciate every detail! Enter directly into your private large front yard where you will be entertaining and relaxing while admiring the vistas and the welcoming sea breeze all year around. Into the open plan expansive living with an inviting fireplace and dining, making family living a dream. A convenient second living space at the back of the property is an ideal TV, casual family space and onto another large covered back patio, perfect for all year around entertaining, with your own private and direct door to the fantastic Windsong facilities on the large complex grounds. on the same level. Additionally downstairs there is a large office/multipurpose room for all your needs or additional bedroom. Of course to complete the picture there is your own wine cellar room. Rest assured you won't be short of storage space through this property with several dedicated spaces on both levels for this purpose. There is even the room to install your internal lift if this is a necessity! Outstanding kitchen is perfectly located at the heart of the home and has been tastefully upgraded to satisfy all your culinary needs. A large 4m long island bench with thick granite tops, 900cm gas cooking, integrated dishwasher, double door large fridge space with water access, two-pack quality cabinetry, walk-in pantry, wine bar and much more. Lustrous timber floors, private courtyards and wide shady verandas with 118 sqm of outdoor living, allowing the flow of constant cross ventilation and seabreezes through all year round, are just the beginning. Come in to appreciate this property... once you discover "Windsong" you will understand the lifestyle difference that makes this building and its residents unique. Situated in the desirable suburb of Labrador, this home places you in the heart of the Gold Coast lifestyle. Enjoy access directly from your front door to the calm Broadwater beach and Parklands and a short stroll to a wide range of restaurants along the Golden Mile. The area is renowned for its vibrant community and excellent amenities. Nearby, you'll find a range of private schools and universities, catering to educational needs with high standards.

**RESIDENCE Features:** \* 4 spacious bedrooms + multipurpose/office \* Exclusive Master suite with parents retreat and walk-in robe with water views \* 2 full Bathrooms + powder room downstairs (3 toilets) \* 2 living/dining (formal + casual) downstairs + recreational upstairs \* Separate laundry with extra storage \* Wine cellar \* Multiple linen cupboards and storage rooms throughout \* Enclosed extra large garage, 2.5 cars side by side with your own internal roller door \* Fully integrated air-conditioning and zoned \* Elegant use of marble throughout \* American Oak timber flooring, 130mm thick \* Lofty ceilings with solid architraves and cornices and 2.7m heights on both levels \* White shutters on all doors and windows \* Bathrooms with marble vanity; 2-pac moulded cupboard doors; imported chrome tapware; semi frameless shower screens \* Large front and back tiled and covered verandahs for all year entertaining \* Direct & private access from street and from luxurious foyer to your home \* Straight and direct access to pool and all facilities from backyard door

**WINDSONG Facilities include:** \* State of the art fully equipped Gymnasium \* 25m lap swimming pool plus spa \* Summerhouse gazebo with BBQ and wet bar \* 2 lifts from underground carpark to your door \* Fully secured building \* Intercom with video feature \* Onsite manager \* Body Corporate around \$15,000 NETT per year (Sinking Fund, Admin Fund & Building Insurance) It is all about lifestyle when you are a WINDSONG resident. Extremely well looked after building with healthy funds. WINDSONG site is approximately 4,320 sqm and borders Frank Street to the West and Marine Parade to the East. Perimeter fencing with secured extensive views of the mesmerizing Broadwater with access to walkways, bicycle paths and exercise facilities. To arrange your private inspection call Ana Tulloch on 0439 343 432.