

**1102/360 Marine Parade, Labrador, Qld 4215**

**McGrath**

**Sold Apartment**

Thursday, 12 October 2023

1102/360 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Trina Henry  
0755014200

**\$730,000**

Live the grand lifestyle at the iconic Grand Hotel. Imagine waking up to breathtaking views that capture the essence of Gold Coasts northern coastal beauty, all from the comfort of your own home. Situated on the prestigious Marine Parade on the golden mile, you can immerse yourself in a lifestyle that goes beyond the ordinary where every moment is an invitation to experience the essence of living on the Broadwater. Perfectly positioned on the 11th floor, this NE facing apartment enjoys plentiful sunshine, it offers two bedrooms and an open plan layout that seamlessly extends onto a spacious undercover balcony, creating the perfect backdrop for entertaining and experiencing a lifestyle you crave. All weather shutters can be utilised to enjoy your balcony all year round whilst taking in the amazing sprawling views of the sparkling waterfront. The two-way bathroom is conveniently positioned so both bedrooms have direct access, the laundry is discreetly located in bathroom too, so no need to use communal laundry. Full size kitchen offers granite bench tops and stainless-steel appliances with lots of storage. The Grand hotel also offers a great array of facilities you get to enjoy as a resident including heated lap pool and spa, bbq and sitting areas overlooking the Broadwater, gymnasium, steam and sauna room, meeting room, private secure mailboxes. Secure fob access to all areas of the building and each floor also ensures total security for those who are living in the building. It offers a variety of restaurants and a place to enjoy a few drinks at your doorstep, with Charis seafoods offering a large variety of fresh seafood straight across the road from your hotel. The apartment also includes secure basement carparking for one. Whether you are searching for a place to call home or a lucrative investment opportunity, this residence is one you should consider. Currently tenanted till April 2024, inspection is only by appointment. Call to arrange a time to view as 24 hours notice is required to inspect a tenanted property. Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.