

**1111/17 Bath Street, Labrador, Qld 4215**

 Coastal

## Apartment For Sale

Wednesday, 3 April 2024

1111/17 Bath Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: Apartment**



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**\$900,000+**

Positioned opposite the spectacular Broadwater and beachfront parklands, this fabulous high-floor corner apartment with an ideal north-east aspect provides stunning views up to North Stradbroke and beyond, resort-style facilities and relaxed coastal living. Inside features contemporary, neutral tones with plenty of natural light from floor-to-ceiling windows and a generous balcony showcasing the spectacular view. Apartment features include:

- Fully-tiled open plan living and dining areas with stacking sliding doors flowing onto the balcony
- Large north-east facing balcony with glass balustrades providing panoramic views of the Broadwater
- Galley kitchen with Caesarstone bench tops, glass splash backs, stainless steel oven with gas cooktop, dishwasher and large pantry
- Main bedroom with balcony access, private ensuite with spacious shower, floating vanity with stone bench tops and built-in wardrobe
- Additional guest bedroom with niche for study/home office
- Main bathroom with combined bathtub and shower, floating vanity and stone bench tops
- European-style laundry with wall-mounted dryer and large storage linen cupboard
- Secure underground parking for two vehicles close to lift for easy access
- Additional large storage cage at the end of the car space
- Ducted reverse cycle air-conditioning and ceiling fans for year-round comfort
- Wired for high speed NBN broadband

Resort-style facilities include:

- Outdoor saltwater swimming pool for residents and their guests with reclining deck chairs - relax with a book or enjoy the sun by the water
- Adjoining barbecue and seating area perfect for gatherings with family and friends
- Air-conditioned residents lounge with various seating areas and large flat screen TV perfect for catching up with guests or hosting a celebration
- Fully equipped air-conditioned resident's gym overlooking the pool area
- Secure parking and guest entry via intercom
- Additional off-street guest parking
- Onsite management centre with low body corporate fees of approximately \$88 per week in pet-friendly building

Coast is not only situated on the doorstep of various beachside parks, calm lagoons, walking and cycling tracks and boat ramps, but it is also a short stroll along the foreshore boardwalk to a large array of popular restaurants and cafes including Charis Seafoods, The Grand Hotel, The Lazy Lobster and Baskin-Robbins. Other local amenities include:

- Labrador Community & Senior Centre (300 & 500 metres away)
- Labrador Kindergarten (300 metres away)
- Labrador Park Shopping Centre (1 km away - Coles supermarket and services)
- Harbour Town Shopping Centre (2 km away - Woolworths and outlet shopping)
- Gold Coast University Hospital (10 minutes by car)
- Sea World (12 minutes by car)
- Surfers Paradise and Cavill Mall (15 minutes by car)

Transport:

- Less than 200 metres from two bus stops
- Pacific Motorway (easily accessible via nearby Brisbane Road)
- Gold Coast Light Rail and Train at nearby Helensvale Station

This stunning apartment with amazing views ticks all the boxes! Book your inspection today and start living the relaxed Gold Coast lifestyle! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.