

1206/372 Marine Parade, Labrador, Qld 4215

McGrath

Apartment For Sale

Thursday, 9 May 2024

1206/372 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 97 m2

Type: Apartment



Mark Saveall
0755707000

\$799,000 plus offers

Step into 2019's finest architectural fling where coastal vibes meet chic modernity. Perched elegantly on the edge of The Broadwater, this apartment doesn't just offer a sea view-it practically hands you a cocktail and invites you to the pool party. Embrace the lock-and-leave lifestyle that makes this place perfect for the "I'd rather be traveling" crowd. Dive into luxury with a communal pool, saunter through landscaped gardens, or impress your friends with your intellect in the sophisticated owners' library. Location? Unbeatable. You're just a stone's throw from the Broadwater, with its dog parks and walking trails ready to wear out your four-legged friend. Quick access to the M1 means Brisbane's not just a possibility-it's an easy escape route! And let's not forget you're tantalisingly close to the shopping mecca that is Harbour Town. And there's already a tenant who loves it so much, they never want to leave. Investors, this one's as close to a "sure thing" as it gets without buying a lottery ticket. Features include:- 2-bedroom setup where the master suite boasts enviable Gold Coast vistas.- Master also features ensuite and Juliet balcony.- Situated on the iconic Marine Parade in Labrador.- Views that toggle between sparkling sea and vibrant city.- Open-plan living area that's ready for your next quiet book-reading marathon.- Chic tiled floors because who has time for high-maintenance carpets?- Windows stretching from floor to ceiling, perfect for sun seekers.- Sturdy steel-frame doors-because even doors need to flex.- Galley kitchen that's more equipped than most contestants on cooking shows. Facilities to brag about:- A gym to keep your fitness Insta-worthy.- A lounge and sauna to unwind like a celebrity.- Visitor parking, because yes, your friends will want to visit.- A Pet wash bay-spa day for your pooch!- A swimming pool that's just begging for inflatable flamingos. Financials:- Body corporate whispers just \$105 per week.- A healthy sinking fund standing at \$216,715 as of April 2024.- Rent cashing in at \$650 per week until mid-April 2025.- Rates and water bills that know they're worth every penny. 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.