

1207/372 Marine Parade, Labrador, Qld 4215



Unit For Sale

Saturday, 13 April 2024

1207/372 Marine Parade, Labrador, Qld 4215

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Unit



Janette Bladin

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Best Offer over \$599k

Located on Level 12 of a 14-storey complex, this apartment is a great investment opportunity or a place to call home in the future. It features one bedroom and a dedicated study, providing enough space for overnight guests or a work-from-home setup. The apartment is only five years old and offers stunning views of the Hinterland. It is located opposite the Broadwater, making it a perfect address to enjoy the Gold Coast lifestyle. 1207/372 Marine Parade, Labrador, Qld 4215, has a floor size of 73 m². It is a unit with 1 bedroom, 1 study (which is currently being used as a single bedroom) 1 bathroom, and 1 parking space. The unit is well-designed, with ample storage and an excellent standard of finishes. The building offers a range of lifestyle amenities, and the location is convenient to parks, CBD, schools, universities, hospitals, and trains. Moreover, this one-bedroom apartment offers exceptional value and an extra media/study space that is rare in similar units. You can experience penthouse living without having to pay a high price tag. The apartment is spacious and modern, with never-to-be-built-out views over the parklands, and hinterland vistas.

PROPERTY FEATURES- SIZE = 73m² + car parking space- Spacious open-plan living area- Tiled living areas and carpet to bedrooms- Gourmet galley kitchen with stone benchtops and Bosch appliances (gas cooktop, electric wall oven, dishwasher)- Security key access to all levels with intercom- High ceilings and Ducted Zoned A/C + heating to all rooms- Balcony with view over the park with wrap-around to Broadwater- Scenic views from the lounge and 2nd bedroom to Broadwater- European Laundry, including dryer- High-speed internet- Roller blinds on all windows

RESIDENT FACILITIES:- Resident's Lounge- Children's indoor play area- Gymnasium- Inground Pool- Sauna- BBQ area with outdoor cinema overlooking park and water

FINANCIALS- Council Rates approx \$2447.04 per year- Council Water approx \$1078 per year (tenants reimburse owners for usage)- Body Corporate approx \$6,512.58 per year (\$125.24pw - will reduce to \$113pw in June 2024)- For Investors - Currently tenanted at \$600/week until January 11, 2025

PARKING FOR INSPECTIONS VIA BROAD STREET (council parking off the drive-way to Labrador Senior Citizens Club)

DISCLAIMERWe have tried our best to ensure the above information is true and accurate. However, buyers should rely on something other than this information and are encouraged to make their enquiries to verify all information. Our agents and agency accept no liability for any errors or omissions. Buyers are encouraged to seek independent legal advice concerning the property and entering a contract of sale. References to distances and financials are approximate only.