


1403/372-374 Marine Parade, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Apartment For Sale

Friday, 3 November 2023

1403/372-374 Marine Parade, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 140 m2

Type: Apartment



Ana Tulloch
0755371311

AUCTION

PENTHOUSE with superb commanding views from its top 14th floor corner position, in fact probably one of the best uninterrupted views on the Coast. From the pristine Broadwater and ocean views, to the mesmerising light display from the Surfers skyline, over to the serene mountain range with 270 degrees span. There is always something beautiful to admire from every corner of the home. Boasting light and space this property offers 3 bedrooms plus a study. A wrap around corner terrace of 24 sqm provides the perfect space to rejoice in outdoor living. Floor to ceiling and engineer designed sliding stacker doors, to seamlessly transit from your open living, to your private outdoor oasis. Superb finishes throughout the property, with attention to detail, this floorplan makes you feel at home with inviting entry foyer, privacy and convenience all in one. Master bedroom with large WIR and luxury ensuite with "the view" to wake up to every morning, also with direct access to the balcony, the perfect spot to sip your morning coffee or spot the whales. Combined living and dining is a space to relax and admire the beauty of your vistas in every direction. Separate laundry room, 2 side-by-side cars plus a large storage cage in secured underground carpark, complete the offering. Not to forget the facilities in the building - one of the best around with plenty of options to enjoy outdoor living or health retreat. Owners will be sad to leave their perfect nest due to health reasons as it is certainly a unique home in the best position to make any downsizing sea change a dream. Located just across from one of the Gold Coast's most popular and natural assets, the Broadwater and Parklands. Never to be built out, your new lifestyle is right here. Penthouse 3 at THREE72 will certainly impress you! Features: * Extra high ceilings only on Penthouse level * 3 Bedrooms PLUS dedicated study room perfect if you work from home * Views and privacy from all 3 bedrooms * 2 full bathrooms (both with walk-in showers) * 2 carparks side-by-side * Storage shed in secure garage * Ducted air-conditioning/reverse cycle and zoned * Spacious open plan living opening with floor-to-ceiling glass windows to absorb the outstanding views * Expansive corner terrace to enjoy outdoor entertaining at its best * Tiled living spaces & plush carpeted bedrooms * Modern & functional galley kitchen with quality stainless steel appliances and gas cooking * High quality fixtures and finishes throughout * Acoustic treatments exceeding Australian Standards * Fully secured building * Body Corporate approx. \$115/week * Council Rates approx. \$1,500/year * Water Rates approx. \$1,200/year (individually metered) Building facilities: * Residents Lounge * Pool, sauna and fitness centre * Children's indoor play area * Outdoor cinema, Zen garden & BBQ facilities * Pet wash bay * Secure underground residents parking with car lift access * Above ground and secured visitors parking

FOR SALE BY AUCTION

DETAILS When: 5pm Wednesday 22nd November 2023 Where: LJ Hooker Broadwater office - 64 Frank Street Labrador Offering the ultimate in Gold Coast lifestyle, contact Ana Tulloch on 0439 343 432 for more information. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.