

1408/360 Marine Parade, Labrador, Qld 4215

Coastal

## Apartment For Sale

Wednesday, 31 January 2024

1408/360 Marine Parade, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 482 m2

Type: Apartment



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## Offers Over \$2,999,000

Situated on the 'Golden Mile' in the highly regarded 'The Grand' building, experience the epitome of coastal living with this rarely available tri-level penthouse of over 480m<sup>2</sup>. Featuring a carefully considered North/East facing floor plan which allows for a host of uses with stunning views across the Gold Coast, including South Stradbroke Island, Wave Break Island, the Surfers Paradise skyline and Gold Coast Hinterland. With double height windows of up to 5.5 meters, the Coastal vistas from almost every room are captured perfectly from Sunrise to Sunset. Embracing the true essence of "wow factor" from the moment you enter the front door with a floor area bigger than most homes, this property will not fail to impress even the most discerning of buyers. On the first floor you have a multitude of entertaining areas with a palatial staircase, an open plan living/dining space which flows off the well appointed kitchen, along with two sun drenched balconies to enjoy the views all year around. In addition, there is also a powder room, separate laundry, study and ample storage on this floor. The 2nd level really is more than meets the eye with an expansive 2nd living area which is an ideal multipurpose room for the kids, guests, or alternatively, an additional office or media space. This area separates the master suite from the 2nd and 3rd bedrooms, two of which feature their own balconies along with all having ample wardrobe space. When arriving at the rooftop area you'll be amazed not only by the scale of the space, but the variety of entertaining areas and spaces to create your own memories in this one of a kind sky home. Ideal for those with a number of vehicles, the apartment has four car parks on title, two of which are garaged and allow for the flexibility of more storage, if required. The owners have purchased elsewhere and the property is now ready to occupy immediately. Do not miss this exceptional opportunity! Not only does this apartment have an incredible list of inclusions, it is also situated in a building which has equally impressive facilities. 'The Grand' is one of Marine Parade's most iconic buildings and features two award winning restaurants, 24 hour security, and first class building facilities including a heated lap pool, spa, BBQ area, gym, steam room & sauna and a meeting room. Located in a premiere location, you are only minutes away from Australia Fair, Harbour Town and seamless access to the M1 motorway for exploring the Gold Coast's many attractions. 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.