

201/182-192 Marine Parade, Labrador, Qld 4215

@realty

Sold Apartment

Wednesday, 6 September 2023

201/182-192 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Francine Setchell
0408143464

\$576,000

PRICE REDUCED TO SELL NOW !! ENTRY LEVEL APARTMENT WITH BROADWATER VIEWS IN THIS FANTASTIC 'CRYSTAL BAY' - NORTH-EAST FACING APARTMENT Located on the 2nd floor of "Crystal Bay on the Broadwater" this beautifully presented 1 bedroom + Study / potential Bedroom 2 offers you beautiful views over the resort pool and parklands beyond to The Broadwater. You'll have to act fast as this one won't last long. The spacious open plan living allows for easy entertaining from the inside to the outside, whilst having the stunning backdrop of The Broadwater. Currently vacant, this apartment is ready for you to move straight in and can be sold fully furnished, so it would be ready to put it into the holiday letting pool and start earning income from the day you settle. Plus, use when you need a weekend getaway on the Gold Coast it's there for your use. Great potential returns available. Permanent rental or use the fantastic onsite managers and holiday let option, the choice is yours. "Crystal Bay on the Broadwater" is one of the highly sought after buildings on the Golden Mile Stretch of Marine Parade, Labrador and offers resort-style living and the ultimate lifestyle with an array of café's, restaurants and the Broadwater all at your doorstep.

APARTMENT FACILITIES

- Open plan living
- Fully equipped white kitchen - matching white appliances & ample preparation space
- Master Bedroom - mirror fronted built in robe
- 2-way bathroom with access from the master
- Dining room/Potential Bedroom 2 with built-in storage and bookshelves
- Ceiling fans throughout
- Direct access to the spacious balcony from living area and Master bedroom
- Generous 13m² balcony with great Broadwater views
- Can be sold fully furnished (by negotiation)
- Secure underground car park

CRYSTAL BAY FACILITIES

- Large heated resort-style pool with spa
- Gym with state-of-the-art equipment
- Poolside BBQ area
- Two x BBQ's and outdoor eating areas
- Table tennis
- Indoor sauna and steam room
- Fitness centre
- Lush, landscaped gardens
- Pet-friendly subject to body corporate approval
- 2 Lifts
- On-site management
- Security intercom
- Outstanding Sinking fund for the building currently sitting at over \$740,000

OUTGOINGS: Body corporate - Approx. \$78 per week
Water rates - Approx. \$342 per quarter
Council rates - Approx. \$489 per quarter
Rental Estimate - Approx. \$600 - \$630 per week

Centrally located only minutes to major shopping centres, Broadwater Parklands & Aquatic Centre, local coffee shops and restaurants. One of the most popular locations on Marine Parade, Crystal Bay is very sought after. Enjoy fabulous holidays on the Gold Coast, while generating income during the rest of the year. High Returns for a 2 Bedroom Holiday Apartment in Crystal Bay on the Broadwater. Best Buy. Be Quick. Before its gone ! For more information, please contact Francine Setchell - 0419 143 464

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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.