

**208E/1 Marina Drive, Benowa, Qld 4217**

ALOT  Realty

**Apartment For Sale**

Thursday, 13 June 2024

208E/1 Marina Drive, Benowa, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 122 m2**

**Type: Apartment**



Andy Bu



Claire Hsu  
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## Just Listed! Contact Agent!

Proudly presenting this 2-bed + a multi-purpose room unit located in the East Wing of the award-winning complex, Marina Residence. Adjoining PGA Championship Golf Course at Royal Pines Resort, it is superbly positioned only 15 minutes from the Gold Coast's spectacular surf beaches and leisure precincts. Blue water yachting, fishing and diving await. A pool and adjacent pavilion, privately nestled between Marina Concourse and the Nerang River, are reserved exclusively for the pleasure of residents featuring undercover BBQ facilities and casual dining areas with enchanting water view. Residents can enjoy a collection of dining, retail, and recreation precincts with direct access to the waterfront and lake set amongst meticulously maintained grounds. The immaculate northwest-facing residence spreading across 122 square meters is built in 2014 and features sophisticated and uncompromised contemporary open-plan interiors with a well-designed and functional floor plan which creates a seamless flow from one space to another with an excellent separation of privacy and entertainment. Fully ducted and zone-controlled air-conditioning system brings comfort to the residents and guests. The common living space with flows on to the stylish balcony with gentle breezes, majestic sunsets and hinterland view, allowing for a seamless transition between indoor and outdoor living, creating the perfect venue for entertaining or a quiet space to relax and unwind. The refined gourmet kitchen is the centerpiece of this home and features high gloss sleek cabinetry with soft closing doors, Miele stainless steel appliances, quality stone benchtops and island breakfast bar, natural gas cooktop, built-in dishwasher, and integrated fridge/freezer, bronze mirror splash backs. Featured luxurious Travertine stone tiling is throughout kitchen & study flooring, and floor-to-ceiling to both bathrooms as well. Absolute convenience is at the doorstep within this waterfront community, with café, retails and leisure precincts located at marina level, enhanced by impeccable landscaped gardens. Great shopping is close to home with Benowa Village, Benowa Gardens and Pacific Faire only minutes away. From its privileged vantage point, the world renowned beaches, dining and retail precincts of Surfers Paradise and Broadbeach are less than a 15-min drive, offering acclaimed cuisine and fabulous shopping, theatres and galleries. Direct access to M1 motorway puts the culture and commerce of Brisbane just 50 minutes away. This unit is currently vacant. Ready for residents to move in. Highly sought-after lifestyle like this will not be available for long. Make it your own before it slips away.

**Facilities:** - Resort style pool & sunbeds - 2 X BBQ & Dining - Intercom - On-site management

**Features:** - Northwest aspect - Ducted air-conditioning with zone-controlling throughout - Floor-to-ceiling glass sliding doors and windows to living & both bedrooms - 2 X generous bedrooms with build-in robes/walk-in-robe - Multi-purpose room/potential 3rd bedroom - Stone kitchen benchtops, high gloss cabinetry - Integrated fridge - Gas cooktop, Miele appliances including rangehood, oven and dishwasher - Luxurious Travertine tiles to kitchen and multi-purpose room flooring - Luxurious Travertine tiles floor-to-ceiling in both bathrooms - Quality carpet throughout both bedrooms - Spacious main bathroom and ensuite - Independent laundry - Balcony with double entrance from master & living - Ample storage - Secure carpark space at level B

**Location:** - 50min drive to Brisbane CBD - 58min drive to Brisbane Airport - 15min drive to Surfers Paradise - 10min drive to M1 - Royal Pine Resort, Carrara Stadium, café, restaurants and retails at the doorstep - Within 10min drive to other 3 golf courses - Within 5min drive to Benowa Village and Benowa Garden Shopping Centre - 13min drive to Australia Fair - 10min drive to Griffith University, Gold Coast Campus

Grab your chance by calling our sales team on 0402 457 756. Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) provided is intended for informational purpose only and is deemed reliable but not guaranteed. Prices, availability, and details subject to change. Buyers advised to verify independently. No warranties expressed or implied. Use at own risk.