

**303/182-192 Marine Parade, Labrador, Qld 4215**

@realty

**Sold Apartment**

Wednesday, 6 September 2023

303/182-192 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Francine Setchell  
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**\$620,000**

**STUNNING NORTH-EAST FACING APARTMENT WITH AMAZING BROADWATER VIEW** Treat yourself to breakfast in bed with fabulous sunrise views from the comfort of your own bed in this 3rd floor, 2 Bedroom apartment in "Crystal Bay on the Broadwater". Stylishly updated by the current owner occupier with beautiful large format floor tiles throughout all areas (except the bathroom) for easy maintenance, this apartment is beautifully presented and ready for you to move in straight away or put in for holiday rental. The spacious open plan kitchen, living and dining areas has spilt system air-conditioning, ceiling fan with light and sheer curtains and flows seamlessly out to the spacious balcony. You'll enjoy great entertaining with family and friends with the beautiful Broadwater as your backdrop. This stylish apartment has a large Master bedroom with built in-ropes & direct access to the spacious bathroom. Bed 2/study with large mirror-fronted built in robes and direct bathroom access. Just add some plantation shutter doors as other apartment owners in the building have done, to holiday let the apartment. The modern white kitchen with stone bench tops, stainless steel oven, electric cooktop & a dishwasher is a dream. The European laundry is tucked away In the kitchen. The spacious balcony offers you beautiful views over the resort pool and parklands beyond to The Broadwater. Be very quick as this one won't last long !

**APARTMENT FACILITIES**

- Open plan lounge, dining and kitchen
- Fully equipped white kitchen – stone bench tops
- Master Bedroom – walk-in robe, opens onto the balcony
- 2-way bathroom with access from the Master
- Bedroom 2 / Study with large built-in, mirror fronted wardrobe
- Large 18m<sup>2</sup> balcony with Broadwater views
- Air-conditioning
- Ceiling fans throughout
- Direct access to the spacious balcony from living area and Master bedroom
- 1 x 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. \$82 per week  
Water rates - Approx. \$345 per quarter  
Council rates - Approx. \$489 per quarter  
Rental Estimate - Approx. \$600 - \$650 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

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.