

**304/372 Marine Parade, Labrador, Qld 4215**



**Sold Unit**

Wednesday, 25 October 2023

304/372 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 94 m2**

**Type: Unit**



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**\$610,000**

I'm Under Contract with a settlement due soon. 6 buyers who enquired missed out on this home. If your home sits between 600 - 700k we would be happy to introduce your home to these live buyers. In Real Estate everyone says they have 'buyers' We can provide detailed client briefs for each of these buyers. Attention Investors - This exceptional apartment is currently tenanted at \$620 per week until July 2024. This stunning two-bedroom apartment has everything you need and more, with no compromise on quality, style, or space. As soon as you walk through the front door, you will be amazed by the beauty of this apartment. Modern sleek finishes with neutral tones with touches of colorful deco to enhance its fresh coastal feeling all around. Tucked away from the hustle and bustle, yet only a stone's throw away from Harbour Town, this location is perfect for those who value convenience and tranquility. With Griffith University, the Hospital, and all major shopping centers only a few minutes' drive away, this apartment is the perfect location for its new owners. This apartment boasts stunning views and is located in the heart of Marine Parade, within walking distance to Broadwater Lagoon, BBQ facilities, transport, and many cafes, restaurants, and bars. The 'Three72' building was completed in 2019 and has been designed to encapsulate lifestyle and make the most of the fantastic location and quality. The building is "Residential Only," ensuring a peaceful and secure environment. The apartment features an open plan living and dining area that flows onto a good-sized balcony, perfect for enjoying the stunning views. The ducted air-conditioning throughout includes heating and cooling, ensuring your comfort all year round. The quality ceasar stone kitchen has plenty of cupboard space, making it perfect for those who love to cook. Both bedrooms have ensuites and a good-sized walk-through robe. The building offers first-class residential facilities, including a resident's lounge, children's indoor play area, gym, outdoor cinema, swimming pool, sauna, BBQ area, and Zen garden. The low body corp ensures affordability and peace of mind, and the complex is private and secure. This modern apartment complex offers a sparkling in-ground pool, spa, gym, steam room, BBQ facilities, and a residents' lounge. Perfectly located within a short walk to transport, Harbour Town Shopping Centre, and within minutes' drive to other facilities. Attention Investors - This exceptional apartment is currently tenanted at \$620 per week until July 2024. Property Features:- Two generous sized bedrooms - Two full bathrooms- 78 sqm of indoor and outdoor living - Open plan living and dining - Completed in 2019 to the highest standard - High quality fixtures and finishes throughout- Ducted air-conditioning - Body Corporate Approximately \$109 per week Building facilities:- Residents lounge- Pool, sauna and fitness centre- Children's indoor play area- Outdoor cinema, Zen garden & BBQ facilities- Pet wash bay- Secure residents parking with car lift facilities- Above ground secure visitors parking- Onsite manager Don't miss your chance to own this amazing apartment - contact Kate Astin on 0487 122 956 from Phillis Real Estate today to arrange an inspection! Disclaimer: In preparing this information Phillis Real Estate has used its best endeavours to ensure that the information contained herein is true and accurate but accepts no responsibility and disclaims all liability in respect of any errors, omissions, inaccuracies, or mistakes.