

# 305/182-192 Marine Parade, Labrador, Qld 4215

@realty

## Sold Apartment

Thursday, 7 December 2023

305/182-192 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$640,000**

FANTASTIC EAST FACING APARTMENT WITH AMAZING BROADWATER VIEWS Treat yourself to fabulous sunrise views and breakfast in bed from the comfort of your own bed in this 3rd floor, 2 Bedroom apartment in "Crystal Bay on the Broadwater". Updated by the current owner occupier recently with great, timber laminate flooring throughout all areas (except the bathroom) this apartment is well presented and ready to move in straight away or put into for holiday rentals The spacious open plan kitchen, living and dining areas has split system air-con, ceiling fan with light and floor to ceiling block out curtains and flows out to the spacious balcony. You can enjoy great entertaining with family and friends with the beautiful Broadwater and parklands as your backdrop. This stylish 2 bed apartment has a large Master bedroom with walk-thru robes & direct access to the spacious bathroom. Bed 2 has large wardrobe, built-in cupboard and direct bathroom access. Just add the door back to holiday let the apartment. The kitchen has stone benchtops, stainless steel oven, electric cooktop & a dishwasher. Large built in pantry and European laundry are tucked away in the kitchen. The spacious balcony offers you beautiful views over the parklands and The Broadwater. Be very quick as this one won't last long !

**APARTMENT FACILITIES**

- Open plan lounge, dining and kitchen
- Fully equipped kitchen – stone benchtops
- Master Bedroom – walk-thru robe, fan, opens onto the balcony
- 2-way bathroom with access from the Master
- Bedroom 2 triple door wardrobe and fan
- Air-conditioned
- Ceiling fans throughout
- Direct access to the balcony from living room and Master bedroom
- Generous balcony with great Broadwater views
- 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 center
- 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 or Michael McFarland on 0477 583 534

**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.