

**306/378 Marine Parade, Labrador, Qld 4215**

**Sold Unit**

Thursday, 19 October 2023

306/378 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Alex Hayes

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**\$650,000**

This spacious and well-appointed apartment has the perfect location for a coastal lifestyle. Super close to cafes, walking tracks and the Grand Hotel, and an easy walk across Marine Parade to the beautiful Broadwater. The 2-bedroom apartment is located on the third floor with a spacious balcony perfect for outdoor entertaining or a quiet drink while enjoying water views. The complex facilities include a 25m saltwater pool, gym and BBQ area. Features: - 2 spacious bedrooms, both with robes - 2 bathrooms including ensuite to the main bedroom - Chef's kitchen features an integrated dishwasher and SS appliances with gas - cooking - Open plan living and dining with sliding doors out to the wide balcony - Ducted air conditioning - Furnished - Lift access - 1 car space - Council Rates \$825 per 6 months - Water approx. \$325 per quarter - Currently tenanted until June 2024 - Rental return average of \$685 per week - B/C approx. \$130 per week Register your interest by organising your viewing today. Call Alex on 0414303783. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Alex Hayes Real Estate Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.