


315/392 Marine Parade, Labrador, Qld 4215

 LJ Hooker Broadwater

Sold Apartment

Friday, 15 September 2023

315/392 Marine Parade, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 157 m2

Type: Apartment



Ana Tulloch
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\$754,000

Penthouse lofty style with extra large 157 sqm property with a massive 46 sqm entertaining terrace to rejoice the outstanding and ever entertaining Broadwater beach. Perfect layout with 2 downstairs bedrooms while Master is positioned upstairs opening onto the rooftop terrace with private spa. Open plan kitchen and living provides spacious feel. This property is perfect to enjoy all what waterfront living has to offer. North East corner provides you with the right aspect to enjoy the views and sunshine all year around. Let the warming sun draw you out to the large entertainers terrace whilst capturing gentle breezes in one of the most convenient locations. Locals love this complex with a large number of units being owner occupied or long term tenants. Otherwise book in your family holidays to rejoice your own private piece of paradise and receive healthy income the rest of the year as the complex allows for holiday pool. The property is complete with all furniture, white-goods and utensils as displayed, ready for you to bring your suitcases! Feel at home with a resort feel all year around. Walk out and cross the road to the beach! Features: * 3 spacious bedrooms* 2 bathrooms* 2 car spaces tandem in underground secured garage* Huge Master retreat on rooftop area with Ensuite & 3 x wardrobes/storage cupboards* Private roof top terrace with spa bath with another 2 separate balconies* 2 outdoor spaces overlooking the Broadwater one in each level* Open plan kitchen fully equipped with plenty of cupboard space* Combined dining and living opens up to a quiet spacious balcony* Air-conditioning and ceiling fans throughout* Fully secured resort with onsite managers* Extra large under stair storage* Sorry, no lift (3 story walk up)* Price include ALL FURNITURE, white good, utensils and inclusions as displayed
The Numbers: * Body Corporate around \$105 per week (discount included)* Council Rates around \$2,200 per year* Water Rates around \$1,350 per year* NET RETURNS if in Holiday Pool around \$38,000* Rental permanent appraisal around \$750 per week
Complex facilities: * Fantastic onsite Managers* Large in-ground pool and spa resort style* BBQ Gazebo with BBQ facilities* Games Room* Gym* Secured complex* carpark entry through site street* Direct secure access to beach site
Public transport literally at your doorstep. Centrally located with a relaxed atmosphere perfect for those seeking convenience, walking distance to shopping, cafes, restaurants and easy access to M1 and a 5 min drive to outlet shopping at Harbour Town Shopping Centre and 15 min drive to all Theme Parks on the Gold Coast. Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for your inspection or check our Open Home times.
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