


**404/388 Marine Parade, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Thursday, 18 January 2024

404/388 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: Apartment**



Ana Tulloch  
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**\$825,000**

Positioned directly opposite one of the Gold Coast's most popular and pristine natural assets, nearly new COAST NORTH Residences is one of the most sought after developments for owners wanting to downsize to the magical Broadwater lifestyle. Breathtaking residence, apartment 404 offers a large floorplan (109 sqm) and plenty of light and views to enjoy everything the Gold Coast lifestyle has to offer with uninterrupted views to Broadwater, Ocean and Parklands. Residential only building features resort style facilities, salt water lap swimming pool, fantastic gym, barbecue and social resident's lounge, secure underground parking and plenty of visitor parking, two elevators as well as on-site manager. Boasting a large, spacious balcony from living and second private balcony from Master, with glass balustrade to enjoy all day panoramic views, and sleek, clean & sophisticated finishes throughout that you will adore. This magnificent property features: \* 2 bedrooms + study nook + 2 bathrooms \* Master with WIR and en-suite with free standing bath and walk-in shower \* Spacious open plan kitchen/living overlooking the sensational views (a cook's delight) \* 1 car space in underground secured garage \* Laundry tucked away in purposely designed cupboard \* Plenty of Power Points including USB ports \* High Speed internet cable connected to the property \* Reverse cycle air-conditioning & ceiling fans \* Low Body corporate at \$110 per week (including building insurance, Sinking and Admin funds) \* Council Rates around \$2,000 per year \* Water Rates around \$1,050 per year Don't miss this exceptional opportunity to secure your lifestyle property on the Gold Coast, the most upcoming city in Australia. Call Ana Tulloch on 0439 343 432 to arrange your private or virtual inspection. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 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.