

602/300 Marine Parade, Labrador, Qld 4215

McGrath

Sold Unit

Tuesday, 15 August 2023

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Bedrooms: 1

Bathrooms: 2

Parkings: 1

Area: 86 m²

Type: Unit

\$1,100,000

The Offer: Indulge in Waterfront Elegance Along the Golden Mile. A Large two bedroom apartment with space to entertain, work from home or simply bask in the warmth and glow of the daytime sun with a good book or crisp white wine. From the moment you step forth into this incredible space you have a viewing platform like few others, exquisite views of the ever-dynamic Broadwater, framed by the natural beauty of Wavebreak Island and The Spit and beyond to the seaway and Pacific Ocean. The Icon: Aqua is an architecturally striking luxurious residential resort overlooking 19km of crystal clear protected Broadwater, and apartment 602 offers amazing panoramic views of this picturesque coastal aesthetic. Highlights+ 2 bedroom, 2 bathroom apartment with single oversized car space in basement garage+ North-east aspect illuminates the apartment all day long with glorious natural light + Luxuriously appointed with stone countertops, stainless fixtures, floor to ceiling windows & sliding doors (double-glazed for insulation and serenity)+ Brand new Kleenmaid oven and microwave+ Smeg gas cooktop & dishwasher, Euromaid clothes dryer & Simpson washing machine+ Over-sized fridge cavity for big double-door fridge (plumbing for the ice maker already built in)+ Double vanity in primary ensuite with over-sized bath and separate shower+ Bedroom two has a full bathroom with freestanding shower and water closet+ Double sliding doors on bedroom two allow open up the space and even when the sliders are closed the opaque glass illuminates the rooms while maintaining privacy+ Ducted climate control+ Separate laundry room in the apartment+ Louvered sliding doors on balcony give extra outdoor room+ Glass balustrade for complete water views+ Pet-friendly via body corporate process+ On-site management, secure access, elevators+ Brand new compliant smoke alarms installed Executive Lounge Level 2 + Executive lounge with wet bar, climate-controlled wine room with individual lockers+ 'Gold Class' style Cinema + Zen garden+ Teppanyaki BBQ+ Undercover dining+ Billiards table with cues, balls, racks+ Residents library + Multiple tables, chairs and lounges+ Table tennis table Resort Facilities Ground Level+ 25 metre heated pool with swimming lanes+ Heated Spa+ Sauna+ Steam room+ Tennis Court (just resurfaced)+ Golf Driving Practice Nets+ 2 large undercover BBQ areas+ Undercover dining+ Sun lounges/day beds+ Fully equipped gym+ Multiple award winning restaurants, cafes & eateries The Numbers+ Body corporate (weekly) \$159.88 with 20% discount+ Sinking fund (as of 19/7/23) \$590,958.62+ Internal size 86m+ External size 19m+ Council rates \$975 half yearly+ Council water \$353 quarterly + Rental appraisal \$800-\$850 per week + Gas and electricity are bulk purchased affording owners substantial discount+ Built in 2004 Icing on the Cake Stretching from Southport to the southern point of the world-heritage listed Moreton Bay, there's no doubt the Broadwater is a magnificent natural wonder. Thinking about real estate? We should talk. Call Ben, Your Mate in Real Estate Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.