


708/372 Marine Parade, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Apartment

Monday, 14 August 2023

708/372 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ana Tulloch
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\$665,000

Beautifully designed corner apartment with all the modern finishes luxury lifestyle by the Broadwater requires. Full floor to ceiling glass sliding doors invite you to the entertainers balcony with a private view to the evergreen park. Corner apartment with plenty of light and even some water vistas from the North facing living/dining. Located just meters from one of the Gold Coast's most popular and pristine natural assets, you will enjoy the lifestyle this nearly new THREE72 has to offer, sought after by owners or investors who like to secure their assets in one of the most upcoming suburbs on the Gold Coast. Private foyer at entry, large ceramic tiles, 2 sizeable bedrooms with built in robes cleverly separated for privacy and loads of light absolutely everywhere, makes it simply a happy place to come home. You will appreciate the quality finishes throughout with large ceramic tiles, brass fittings, stone tops, lots of storage, extra use of power points, high ceilings, ducted air-conditioning and a beautiful and warm choice of neutral colors with timber finishes to make this apartment truly desirable. Features: * 2 bedrooms with plush quality carpet * Master Suite with luxurious bathroom, private view to Park and access to balcony * 2 full bathrooms with large walk-in showers * Brass fittings in bathrooms and kitchen, vanity with lots of built-in storage * Kitchen with timber finishes, stone tops, gas cooking, dishwasher * 1 carpark in secure carpark * Ducted air-conditioning * Ceiling fans in all bedrooms * Generous covered balcony with glass balustrade * High quality fixtures and finishes throughout * Acoustic treatments exceeding Australian Standards Building facilities: * Residents lounge * Pool, sauna and fitness centre * Children's indoor play area * Zen garden & BBQ facilities * Pet wash bay * Secure residents parking with car lift facilities * Above ground secure visitors parking * Onsite manager The Numbers: * Body Corporate approx. \$90/week (Sinking, Admin, insurance funds) * Council Rates approx. \$2,200/year * Water Rates approx. \$1,300/year * Rental appraisal around \$600 per week * Depreciation Schedule available for investors Offering the ultimate in Gold Coast lifestyle, contact Ana Tulloch on 0439 343 432 for further information or check our inspection times.