


**8/198 Marine Parade, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Wednesday, 22 May 2024

8/198 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## **\$790,000 PLUS**

Extremely sought after location is only the beginning. It is truly a rare opportunity to secure this top floor apartment of amazing 130 sqm. Gorgeous cathedral ceilings add a touch of class, uniqueness and style, to this piece of real estate on the famous Golden Mile of Marine Parade, creating an exciting volume to the already large and bright living space with Easterly and Northerly aspect. Solid brick and tile low maintenance building with only 9 residences, apartment 8 is situated on the top floor, middle section with lovely water views and welcoming breezes flowing through the property due to its unique design and multiple windows. Kitchen has had some upgrades and is very well appointed with lots of cupboards. Two good sized bedrooms, main with ensuite and walk-in-robe, two bathrooms plus separate laundry room are certainly rare features in these types of buildings. Private garage with storage room (36 sqm) under the building with remote control, offers space to accommodate a large car plus a separate spacious room at the back, ideal for all your extra toys (kayaks, paddle boards, bikes, fishing gear) and all your storage needs or workshop. If you are looking for that special property to invest and see your capital grow or a unique place to call home on the best location on the Gold Coast, to enjoy easy and spacious residential living by the Broadwater with all activities in offer, endless walks by the water, fishing, swimming, cannoning or relaxing on the park....this is it! Of course, the very low body corporate (around \$70 per week) and low maintenance building is surely another extra! Features you will love: \* Spacious solid 130 sqm with 40 sqm garage, on the Golden Mile \* Impressive cathedral ceilings with timber beams in living (4 metres or 13 feet in height) \* 2 bedrooms + 2 full bathrooms (master with WIR + ensuite) \* Garage 6.5m long w/remote for 1 car plus with additional 10 sqm storage room \* Covered balcony with water views \* North facing living with plenty of light \* Air-conditioning in living area, cools the whole apartment \* Ceiling fans and downlights in bedrooms \* Security screens \* Separate laundry room

The numbers: \* Body corporate around \$3,700 per year (or \$70 per week) \* Council Rates around \$2,600 (investor rates) per year \* Water rates around \$1,440 per year

Call Ana Tulloch for more information or secure your private viewing on 0439 343432.