

1001/372 Marine Parade, Labrador, QLD, 4215

 **LJ Hooker Broadwater**

Apartment For Sale

Monday, 19 August 2024

1001/372 Marine Parade, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

BROADWATER MODERN APARTMENT WITH IMPRESSIVE VIEWS

WOW factor is an understatement as soon as you walk in this home for its splendid water views all around. Perfectly positioned on the 10th floor this property has a sought after North East corner to soak in the vistas, light and privacy. Modern sleek finishes with neutral tones to really highlight that coastal feeling all around.

Nearly new residential building, it has been designed for those who are looking for uncompromising lifestyle and unbeatable views on one of the Gold Coast's most popular and pristine natural assets, the ever entertaining and admired Marine Parade on the Broadwater. Endless walks by the water, array of coffee shops, restaurants to choose from while perfectly connected along the North and South to the Gold Coast and Brisbane.

Outdoor living comes natural in this home. The spacious 15 sqm corner balcony can be enjoyed all year around with floor to ceiling glass sliding doors that bring the outside inside in the most seamless way possible. This is a unique home in the best position to make your sea change easy living dream, a reality.

Features:

- * 2 bedrooms both with water views and conveniently separated for privacy
- * Purposely built-in office nook off dining area
- * Master wing (large WIR and luxurious ensuite) with access to balcony
- * 2 full bathrooms
- * 2 carparks in secured underground garage with car lift access
- * Ducted air-conditioning & reverse cycle throughout
- * Ceiling fans in all bedrooms, dining & living
- * Large ceramic non glossy tiles in living/dining
- * Generous corner balcony with glass balustrade
- * Fully equipped tucked away kitchen with quality stainless steel appliances and large pantry
- * High quality fixtures and finishes throughout
- * Acoustic treatments exceeding Australian Standards
- * Fully secured building
- * Body Corporate approx. \$129/week (NETT)
- * Council Rates approx. \$1,750/year
- * Water is individually metered
- * Currently tenanted until November 2024

Building facilities:

- * Residents lounge
- * Pool & sauna
- * Fantastic fully equipped gym
- * Children's indoor play area
- * BBQ facilities
- * Pet wash bay
- * Above ground secure visitors parking
- * Onsite manager

Offering the ultimate in Gold Coast lifestyle, contact Ana Tulloch on 0439 343 432 for more information and organise your viewing.

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