

**102/392 Marine Parade, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

**Sold Apartment**

Monday, 19 August 2024

102/392 Marine Parade, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## SEACHANGE ON BROADWATER GRAND TERRACE

Beautiful home from tip-to-toe with a unique grand terrace overlooking the resort pool and water views to the Broadwater. Elevated ground floor apartment in a secured complex "Sandcastles" directly across from the beach and Parklands. If you are looking for a sea change and want low maintenance living with plenty of coastal lifestyle...this is it!

Fully reconditioned and renovated by its current owners, it is time for them to move on, presenting this fantastic opportunity to enjoy, for a lucky buyer with all the hard work done!  
You will appreciate the attention to detail and quality throughout.

Easy convenient access from street and carpark, the apartment captivates with its fully renovated Hampton's style kitchen with its white cupboards with black fitted handles, modern splash back and countertops, plenty of cupboards and new appliances.

Large open plan living/dining lead you onto the oversized wraparound 39 sqm terrace accessible from the lounge and master ensuite. Plenty of room to entertain and enjoy the beautiful Queensland outdoor space, with the welcoming seabreeze all year around.

Features you will love:

- \* 2 spacious bedrooms (master with ensuite, walk-in-robe & terrace access)
- \* 2 full bathrooms (new basins, vanities and toilets with fitted bidets)
- \* 1 car space in underground secured garage
- \* East/North facing beautiful 39 sqm terrace
- \* Beautiful kitchen with Hampton's flair
- \* Combined dining and living opening to a partly covered grand terrace
- \* Air-conditioning to living with ceiling fans throughout
- \* Internal laundry with dryer
- \* Fully repainted ceiling to floor
- \* Tinted windows and doors
- \* Crimsafe fitted to all sliding doors and windows
- \* Vertical blinds in lounge and master
- \* Holland blind fitted in second bedroom
- \* Fully secured resort with fantastic onsite managers

INVESTORS ALERT!

- \* Choose it as your home or investment (holiday Pool in Sandcastles or permanent lease)
- \* Rental Appraisal for permanent lease around \$800 per week
- \* Body Corporate around \$109 (sinking fund, admin fund, building insurance)
- \* Water Rates around \$1,409 per year

Complex facilities:

- \* Great onsite management
- \* Large in-ground resort style pool and spa
- \* BBQ gazebo/facilities
- \* Games room
- \* Gymnasium
- \* Secured parking for visitors plus remote control gate for residents
- \* Secured intercom to resort and apartment

Public transport literally at your doorstep. Centrally located with a relaxed atmosphere perfect for those seeking convenience, walking distance to shopping, cafes, restaurants and easy access to M1. A 5 min drive to outlet shopping at

Harbour Town Shopping Centre and 15 min drive to all Theme Parks on the Gold Coast. Now is the time to act! Now is the time to invest in this coastal hotspot!

For Open homes please access the complex from Parker Street to reception entry.

Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for your inspection or check our open home times.

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