

**12/242 Marine Parade, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

**Sold Apartment**

Monday, 19 August 2024

12/242 Marine Parade, Labrador, QLD, 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## BOUTIQUE BUILDING - 1 PLUS 1 BEDS APARTMENT ON MARINE PARADE

OPEN HOME SATURDAY CANCELLED.

Boutique building "Pearl Sur Mer" offers lifestyle, security and the prestigious Golden Mile on the Broadwater location in this immaculately renovated and spacious 1 bedroom residence. Dining area can be divided to be a guest room or study in fact many neighbors have converted this space into a second bedroom.

Compact but very functional. Located on 4th floor with beautiful Northern aspect, this home encompasses bright and open views while capturing the welcoming coastal breezes. Exactly how you want it, cool in summer and warm in winter!

Spacious North/East balcony provides 2 separate outdoor spaces. One off the Master bedroom comes completed with all weather shutters enclosed section to enjoy all year around. The living opens up onto the second section of the balcony to appreciate and take in those water views. Separate laundry with extra storage and second toilet for visitors, makes of this home a practical and beautiful choice if you are downsizing or searching a sea change in a full residential and secure building.

From the moment you walk in you will feel right at home- come and see for yourself. Relish the stunning sunrises, the afternoon Broadwater walks. Lifestyle matters!

Features you will love:

- \* 1 Full bedroom with large Built-in robes and access to balcony.
- \* 1 Two way full bathroom with bath and shower
- \* 2 TOILETS in powder room for guests
- \* Gorgeous sun-room with all weather shutters.
- \* Extensive balcony from the living space with outstanding water views
- \* Well-appointed kitchen, marble counter tops with lots of cupboards and draws
- \* Full size separate laundry and lots of storage throughout
- \* Ducted air-conditioning
- \* Ceiling fans throughout
- \* Body corporate around \$135/week (NET including Sinking, Admin fund and insurance)
- \* Rental Appraisal \$650 - \$670 per week
- \* Secure underground car-park for 1 car
- \* Separate storage cage in spacious car park
- \* Walking distance to an array of restaurants and cafes
- \* Boutique apartment facilities include: recreational pool & spa, large BBQ area under gorgeous gazebo
- \* Fully secured building with onsite Manager resident

Don't miss this rare opportunity - phone Ana Tulloch today on: 0439 343 432 to secure your viewing!

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