

127/326 Marine Parade, Labrador, Qld 4215

 LJ Hooker Broadwater

Apartment For Sale

Wednesday, 26 June 2024

127/326 Marine Parade, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: Apartment



Ana Tulloch
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Auction

Auction Location: L J Hooker Broadwater - 64 Frank St Labrador Residence 127 located in the extremely sought after "Governor's Wing" Deepwater Point, is simply a dream waterfront home. Nearly 190 square meters of luxury living on level 3, with uninterrupted views to the idyllic and ever entertaining Broadwater. Located on the sought after and prime Golden Mile, this is your dream home if you are downsizing or relocating to this pristine unspoiled part of the Gold Coast. The epitome of elegance and style, space and views it is all about privacy & lifestyle when you are a Governor's Wing resident. North Tower was the latest addition to the complex, enjoying a private lift with only 2 residences per floor, providing exclusive & unparalleled living, perfect for prestige downsizing with many points of difference you will fall in love with. A private entry welcomes you in, you soon realise you are stepping into something very unique and special like no other. Floating timber floors, extra high ceilings, feature downlights and lots of extra special features that defines quality. First time on the market, the owners have meticulously cared for this home, but it is time for them to move on, presenting a one off opportunity for someone looking for a truly special property. Kitchen is a chef's delight with marble tops, wall oven, gas Blanco cooktop, triple door pantry, Miele integrated dishwasher and of course a waterview! A splendid and practical layout with private sprawling master wing, that simply has it all! Private balcony, majestic ensuite with spa bath, walk-in shower and WIR. Guest bedroom has double door access to second bathroom (or second ensuite). The property also offers a good size third room with access to balcony and perfect for your home office or multipurpose room. Designed to enjoy all year around, the North/East extra large balcony and veranda has all weather white shutters, offering endless entertaining, and why wouldn't you with this mesmerising view! Wake up with the sunrise, unwind and relax with the soft and warm light of sunsets reflecting off the shimmering waterline. Features you will love: * 2 bedrooms plus 3rd multipurpose room * 2 full bathrooms (Master with large ensuite) * Ducted reverse air-conditioning * Level 3 in the private & exclusive Governor's Wing * North/ East aspect with extra large balcony complete with all weather shutters * Bright and private living on approx. 190 sqm residence * Practical, spacious and homely floorplan for easy & classy living * 33 m2 outdoor entertainer with all weather shutters * Master ensuite with WIR, access to balcony & spa with a view * Fully equipped gourmet kitchen with marble tops and state-of-the-art appliances * 2 secured and enclosed carparks side-by-side positioned next to the lift entry * Additional storage cage in carpark area * Separate laundry room Deepwater Point facilities include: * Onsite Manager * 2 pools (25 m lap pool & resort style pool) * Gym, spa, sauna * BBQ facilities * Access to carpark through quiet back street * Fully secured complex The Numbers: * Body corporate around \$11,000 NETT per year (Sinking, admin fund and building Insurance) * Council rates around \$1,750 per year * Water Rates around \$1,500 per year Nearby facilities include walking distance to a wide range of restaurants suiting all tastes and budgets; 5 min drive to several shopping Centres including Harbour Town Shopping Centre and walking distance to local village convenience stores. Easy access to M1, 45 min to Brisbane airport and 35 min to Coolangatta airport. Call Ana Tulloch for your private inspection on 0439 343 432 Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as L J Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.