

**1404/360 Marine Parade, Labrador, QLD, 4215**

**GAIL NORTON**  
REAL ESTATE

## **Apartment For Sale**

Tuesday, 3 September 2024

1404/360 Marine Parade, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Type: Apartment**



Renee Davis

## **Breathtaking 2 Bedroom + Study - 14th-Level Sub-Penthouse: Elevate Your Lifestyle**

Elevate your lifestyle with this stunning 185m<sup>2</sup> sub-penthouse, a masterpiece of elegance and sophistication. This exceptional residence boasts breathtaking panoramic views, offering both grandeur and convenience.

Every detail of this fully furnished sub-penthouse has been meticulously designed to impress. Located in a prestigious building renowned for its superior amenities, this home combines style with comfort. Enjoy unparalleled access to a vibrant array of cafes and restaurants right below, while the Broadwater beaches and scenic coastal walks are just across the road.

Feature include:

- Two generously sized bedrooms
- Master suite with ensuite and walk-in robe
- Open plan kitchen with stone benchtops and glass splashbacks
- Double drawer dishwasher
- Rare three-car parking space plus a large separate storeroom
- Spacious luxurious and inviting living area
- Spectacular Bamboo timber floors throughout
- Two wide balconies with shutters for privacy and shade
- Separate large study
- Fully furnished
- Expansive skyline views of the hinterland and Broadwater from the 14th level
- Body Corporate fees approx.\* \$190p/week (including water, gas & electricity)
- Rates per 6 months approx.\* \$1,250p/6months
- Great returns on holiday letting

Resort facilities:

- Lagoon pool & spa
- Sauna
- Gym
- Barbecue area
- Secure car parking

The Grand is a sought after and desirable building perfectly located within a short stroll of an abundance of cafes and restaurants, protected still water beaches and fantastic coastal walks and only a few minutes drive from Harbour Town Shopping & entertainment Centre.

This is not just a home, it's a statement. Don't miss your chance to experience this unparalleled blend of luxury and location. Schedule your private viewing today and discover why this sub-penthouse is truly in a class of its own.

**DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate; however, accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

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