


1502/41 Labrador Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Sold Apartment

Friday, 8 September 2023

1502/41 Labrador Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment



Ana Tulloch
0755371311

\$1,500,000

WHAT A BUY!! Broadwater Penthouse offers an exceptional white canvas to make your dream skyhome a reality. 275 degree views from water, to the city, to the Hinterland all achieved within a 250 sqm Penthouse. Nestled on the top of PARK SHORE residential building on the golden triangle, on the Broadwater. If you are looking for space, location and a piece of real estate you can put your stamp on...this is it. This is an rare opportunity that does not come around often. Featuring large open plan living/dining plus a separate formal living or movie room, with a very convenient layout. The master wing includes a large ensuite with jacuzzi bath and walk-in-robe. While two additional bedrooms and an extra bathroom are positioned on the other end of the property, for privacy and easy living. Covered outdoor space can be transformed into an oasis on its own, to truly enjoy the outdoor living at its best, while enjoying the external views. You only need a bit of imagination to realise this amazing opportunity on offer. Park Shore building has been fully refurbished and now a lucky new owner will have the chance to convert this magnificent space, into a unique piece of paradise. Features you will love: * 250 sqm one level Penthouse with 275 degree views * Unbeatable location a few meters to beach, restaurants, parks and amenities * Master retreat with WIR and luxurious ensuite with jacuzzi bath * 2 additional large bedrooms in separate family section of the home * Formal living/ theatre room / office * Large separate laundry room * 2 secured carparks side-by-side * Over 40 sqm sunroom or potential outdoor area with stunning views * 2 extra private balconies from bedrooms * Body corporate fees around \$153 per week (sinking fund, admin fund, building insurance) * Bespoke penthouse foyer including mosaic feature artwork, wood panelling, carpet & light fittings Building facilities: * Secured residential building * 2 lifts * Recreational pool with lounge suite area * BBQ facilities and grass common area * Fruit trees for residents enjoyment * Residence lounge with extra BBQ, library and games room Building recent refurbishments * Full Building paint with premium elastomeric membrane and hydrophobic coating and Waterproofing * New balcony balustrades (except Penthouse) * Upgraded common area works * External landscaping, lighting, terrazzo tiling, paving & bbq areas * Designer foyer to building * Upgraded lift carriages (x 2) * Residents garden room / library & various alfresco areas * Upgraded pool area including new eco deck, sunbathing pergolas, pool equipment * New undercover pool room with lounges, wet bar, amenities * NBN & New RG6Q coaxial cabling * Security building with intercom, all Wormald fire services Come to view at our Open home or call Ana Tulloch for your private viewings 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 LJ 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.