


**203/378 Marine Parade, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Tuesday, 6 February 2024

203/378 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 126 m2**

**Type: Apartment**



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## Auction

Auction Location: LJ Hooker Labrador Positioned directly opposite one of the Gold Coast's most popular and pristine natural assets, COAST Residences is one of the most sought after developments for owners wanting to downsize to the magical Broadwater lifestyle or savvy investors securing a water view property in a certainly growing part of the Gold Coast. Residence 203 is a breathtaking 126 sqm residence located on the second floor with direct access to the pool and facilities, to enjoy everything the Gold Coast lifestyle has to offer. "Coast South On Broadwater" features resort style facilities, salt water lap swimming pool, fantastic gym, barbecue and social resident's lounge, secure underground parking and plenty of visitor parking, two elevators as well as on-site manager. Boasting large, spacious balcony with glass balustrade to enjoy all day panoramic views, sleek clean & sophisticated finishes through you will adore, this magnificent property features: \* 2 bedrooms + study nook + 2 bathrooms \* Master with WIR and en-suite with free standing bath and walk-in shower \* Spacious open plan kitchen/ living overlooking the sensational Broadwater/park views (a Chefs delight) \* 1 car space in underground secured garage \* Reverse cycle and zoned air-conditioning & ceiling fans \* Large porcelain tiles and plush carpet in bedrooms The Numbers: \* Rental appraisal around \$800 per week \* Full disclosure Statement available for interested parties Don't miss this exceptional opportunity to secure your lifestyle property on the Gold Coast, the most upcoming city in Australia. Call Ana Tulloch on: 0439 343 432 for further details. Please look at the Open home times displayed to view the property. 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.