


**22/316 Marine Parade, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Monday, 19 August 2024

22/316 Marine Parade, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## UNDER CONTRACT - UNIQUE MASTERPIECE WITH UNINTERRUPTED WATER VIEWS

Discover a residence with absolute uninterrupted water views from all corners of the apartment!

Located in the highly held BEACONLEA on Marine Parade's Golden Mile, this delightful home has been designed for those who enjoy views and space with serene waterfront living.

First time on the market since the construction, this 145 sqm of prime real estate offers ample space for comfortable living and entertaining with a timeless appeal that blends seamlessly with modern conveniences. Own your own very private and tranquil piece of living in the most sought after location and wake up every morning to the breathtaking 180 degree views of the Broadwater, from Stradbroke Island to the mesmerizing skyline of Surfers Paradise. What a location! What a size! What a view!

On offer now is the most desirable floorplan in the building on level 8, with absolutely all rooms having private and open water views and inviting sea breezes. Its open-plan layout enhances the sense of space, providing a welcoming atmosphere for both relaxation and entertaining, while the thoughtful design makes efficient use of every square meter.

Enjoy the cooling sea-breeze while strolling along the calming yet invigorating Broadwater with its sandy beaches, playgrounds, swimming lagoon and pontoon to experience all water and fishing activities at your doorstep. Be spoilt dining in restaurants and cafes just a 3 minute stroll from your home.

Rejoice with the energising sunrises and the shimmering water from the sunset reflexions. Witness the fireworks and light displays of the city skyline on your very private and fully tiled balcony of around 14 m of water frontage, fit for outdoor enjoyment every day of the year. Modern, practical yet stylish kitchen with all the features and fully tiled upgraded bathrooms. If you are looking for a boutique waterfront lifestyle with uncompromising size, location and forever views...this is it!

Features you will love:

- \* Floor plan designed with 145 sqm of prime waterfront living
- \* Spacious East facing balcony accessible from every room
- \* Master suite with large WIR, reverse cycle AC, renovated ensuite, fully tiled with large walk-in shower
- \* Second bedroom with mirrored BIR, hide away fan
- \* Large open plan living/dining with reverse cycle air-conditioning
- \* Family bathroom with bath and shower
- \* Custom designed kitchen, laundry, bathroom and ensuite
- \* Modern quality kitchen with a view and fully fitted self closing drawers & glass splashback
- \* Spacious Easterly balcony to enjoy outdoor living at its best
- \* Separate laundry room with extra storage, modern renovated fully tiled with ceramic tub & extra storage cupboard
- \* 125L hot water system
- \* 1 secured underground carpark

BEACONLEA facilities:

- 2 lifts
- One level of Underground carpark fully secured with remote gate into the building
- Communal storage in garage area in separate lockable room
- Recreational Pool
- Games room/ library
- Separate lockage bike room
- BBQ facilities
- Tennis court (half-size)
- Visitors carpark

- Onsite resident manager
- Intercom and security

The Numbers:

- \* Body Corporate around \$13,000 per year Sinking and Admin funds (or around NETT \$10,400 per year incl. discount)
- \* Temporary special levy for windows around \$10,000 per year
- \* Council Rates \$1,562 per year
- \* Water Rates \$1,316 per year

Labrador is a vibrant suburb known for its picturesque parks and proximity around the Broadwater. Enjoy leisurely strolls along the waterfront or take advantage of the numerous recreational activities available nearby. The area boasts an array of amenities including shopping centres, dining options, and healthcare providers, all within easy reach.

This property is launched as an Auction. Opportunities like this don't come around very often, come to secure this exciting piece of real estate now! Call Ana Tulloch on 0439 343 432 for further information or to arrange your inspection.

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.