


309/182 Marine Parade, Labrador, QLD, 4215

 **LJ Hooker Broadwater**

Apartment For Sale

Monday, 19 August 2024

309/182 Marine Parade, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

YOUR BRIGHT COASTAL LIFESTYLE AWAITS

Highly sought after Crystal Bay apartment. Absolutely stunning apartment overlooking the lush private gardens. You will immediately feel the sea breezes flowing through the property, with the fantastic East facing balcony facing the Parklands and Broadwater, a perfect place to relax and dine with even the enchanting city lights from Surfers, twinkling through the trees in the distance. The owner has enjoyed every minute, but now sadly is time to move on, presenting a unique opportunity for you to secure this outstanding apartment.

Beautifully renovated and situated on the 3rd floor and in the quietest and most tranquil aspect of the building. Enjoy the outdoors all year around, away from the pool, in Crystal Bay Resort. This one bedroom plus study (or second bedroom) apartment, is the epitome of a secure coastal and private lifestyle! Whilst the apartment is compact, it has all what you need and certainly feels bright, light and open and inviting.

The apartment has warm coastal neutral tones and light timber floors, a white, modern kitchen with plenty of cupboards and stone tops. A European style laundry off the kitchen including sink and extra storage and the second room has extra built-in cupboards and white shutters. Perfect to accommodate any guests, office or multipurpose room depending on your needs!

Whether you like a sound investment or somewhere to call home, this property will impress you. You can also choose to book some great holiday times in and get high returns for the rest of the year, from the holiday pool in the building. While Crystal Bay has now many owners that call it home, it still offers many options and possibilities. Secure now your property in one of the fastest growing areas in Queensland...and see your asset grow.

Rejoice your morning and afternoon walks, swims, fishing, canoeing or anything your heart desires, along the mesmerising and energising Broadwater, simply by crossing the quiet, local traffic on the Golden Mile.

Features include:

- * One bedroom plus multi-purpose room or (2nd bedroom)
- * Master with walk-in robe and direct access to bathroom
- * Two-way bathroom with walk-in shower
- * Freshly painted
- * CrimSafe screen to balcony
- * New electrical, extra powerpoints and new light fittings
- * Renovated kitchen and bathroom
- * Open plan living/dining area opening to balcony
- * New split system air conditioning
- * 1 secure underground car park, near lift (easy access)
- * Simply move in or add it to your investment portfolio.

Facilities:

- * Outdoor temperature controlled pool
- * Heated spa
- * BBQ and outdoor eating area
- * Indoor sauna and steam room
- * Gym
- * Secure, underground parking
- * Excellent onsite managers

The Numbers:

- * Body Corporate: around \$85 p w (Sinking, Admin funds plus building insurance)
- * Healthy Sinking fund in the building with more than \$725,000

- * Council Rates: around \$2,000 per year
- * Water Rates: around \$1,200 per year
- * Permanent Rental Appraisal: Around \$650 to \$675 per week

The unit is in a central location with a relaxed atmosphere perfect for those seeking a coastal life style. Close by to cafes, restaurants, Grand Hotel, safe swimming areas, Charis Seafood, BBQ and under cover areas for picnics. Easy access to M1, 5 min to Harbour Town Shopping Centre.

Be quick and call Ana Tulloch on 0439 343 432 to secure your inspection or check the Open Home times.

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