


401/212 Marine Parade, Labrador, QLD, 4215

 **LJ Hooker Broadwater**

Sold Apartment

Monday, 19 August 2024

401/212 Marine Parade, Labrador, QLD, 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

LUXURY & SPACE IN EXCLUSIVE WINDSONG RESIDENCE

THIS PROPERTY HAS BEEN SNAPPED UP BY A LUCKY BUYER ALREADY!!

If you are interested in similar properties please give Ana a call on 0439343432.

WINDSONG is one of the most prestigious residential buildings on the Gold Coast. Residence 401 is located on the 4th floor offering exceptional views with 203 square meters of luxury living and uninterrupted 180 degree views, from the ever entertaining, idyllic Broadwater and Parkland to the city skyline to the mountains.

Witness the sunrise reflecting magically over the water and admire those exceptional sunsets over the mountains. Generous covered balcony, East facing to water, with mesmerising views, is simply like another room, where you will spend a lot of your time. White aluminum all weather shutters will cater for all year around entertaining with family and friends, or simply to enjoy a quiet unwinding time in full privacy.

Designed with class and built with care to last by Hutchinson Builders, its floorplan is the perfect offering to feel like not just another apartment but a luxurious home in the sky, as unique and prestigious as becoming a WINDSONG resident.

From the moment you step into the magnificent foyer, you know you are stepping into a property with many points of difference. Only 3 residents per floor, corner properties are in high demand and extend from East to West with Master Wing and living conveniently separated from the guest/family wing, at the rear of the property. Polished and refurbished timber floors as well as new plush carpets in bedrooms, add to the comfort living. Expansive kitchen has also been refurbished to include a coffee/bar section with multiple added storage and additional pantry.

If you are looking to downsize or relocate in style without compromising on quality and space, in one of the most sought-after locations on the Gold Coast...our admired Golden Mile...this is a fantastic opportunity to secure your next home.

401 WINDSONG features:

- * 3 large bedrooms
- * Large dedicated study room with built-in-desk
- * Master with extra spacious WIR and grand ensuite with bath and shower
- * 2 full bathrooms + powder room for visitors & guests
- * Gourmet dream kitchen: 90cm upright SMEG gas stove & oven; granite bench tops; 2 pac cabinetry and LOTS of storage
- * Fabulous large balcony with all weather shutters
- * Outdoor fireplace on balcony with climate control
- * Back balcony for growing your own herbs, overlooking pool area and beautiful sunsets
- * 2 secured underground side-by-side carparks
- * WOW 3 storage sheds (unique for this apartment)
- * Elegant floating timber floors
- * New plush carpets in bedrooms
- * White shutters doors and windows in all bedrooms
- * Separate laundry room with additional storage
- * Elegant use of marble and granite
- * Fully integrated zoned air-conditioning (reverse cycle)
- * Fully integrated coaxial and fibre optic connectivity
- * Bathrooms with marble vanity; 2-pac cabinetry
- * LED down lights with dimmers throughout
- * Updated connected fire alarms to meet upcoming requirements
- * Security:
 - card key only access to garage and each floor
 - video visitor monitoring to each apartment

- two high-speed lifts with card access per floor
- secured letterbox

Windsong facilities include:

- * State of the art fully equipped gymnasium
- * Craft room
- * Heated lap swimming pool
- * Spa
- * Summerhouse
- * Casual dining in private garden setting with BBQ and wet bar
- * Full time on site managers
- * Visitor's car park with 8 car spaces
- * Body Corporate around \$11,800 NETT per year (including insurance)
- * Council Rates around \$1,835 per year
- * Water Rates around \$1,500 per year
- * Electricity through LPE (Windsong agreement) around \$50 per month

Nearby facilities include walking distance to a wide range of restaurants suiting all tastes and budgets; 2 min drive to Australia Fair Shopping Centre, Southport CBD, Harbour Town Shopping Village and walking distance to local village convenience stores.

WINDSONG site is approximately 4,320 square meters and borders Frank Street to the West and Marine Parade to the East. Perimeter fencing with secured extensive views of the mesmerising Broadwater with access to walkways, bicycle paths and exercise facilities.

We invite prospective buyers to view the property before we launch the Auction campaign on 24th October. If an offer is not accepted before then, this property will be launched as an AUCTION for the 15th November 2023. To arrange your private viewing please call listing Agent Ana Tulloch on 0439 343 432.

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