


601/372 Marine Parade, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Apartment For Sale

Thursday, 21 March 2024

601/372 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 105 m2

Type: Apartment



Ana Tulloch
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COMING TO MARKET ON WEDNESDAY

MORE PHOTOS COMING ON WEDNESDAY WOW factor is an understatement as soon as you walk in this home for its splendid water views all around. Perfectly positioned on the 6th floor with a superb North East corner apartment to soak in the vistas, light and privacy. Modern sleek finishes with neutral tones to really highlight that coastal feeling all around. Nearly new residential building has been designed for those who are looking for uncompromising lifestyle on one of the Gold Coast's most popular and pristine natural assets, the ever entertaining and admired Broadwater. Endless walks by the water, array of coffee shops, restaurants to choose from while perfectly connected along the North and South to the Gold Coast and Brisbane. Outdoor living comes natural in this home. The spacious 15 sqm corner balcony can be enjoyed all year around with the floor to ceiling glass sliding doors that bring the outside inside in the most seamless way possible. This is a unique home in the best position to make your downsizing sea change dream, a reality. Features: * 2 bedrooms both with water views * purposely built-in office space * Master wing with large WIR and luxurious ensuite * 2 full bathrooms * 1 carpark in secured underground garage with car lift access * Ducted air-conditioning & reverse cycle * Ceiling fans in all bedrooms, dining & living * Large mate tiles in living/dinning * Generous corner balcony with glass balustrade * Fully equipped kitchen with quality stainless steel appliances * High quality fixtures and finishes throughout * Acoustic treatments exceeding Australian Standards * Fully secured building * Body Corporate Approx: \$129/week (NETT) * Council Rates approx \$1,750/year * Water is individually metered Building facilities: * Residents Lounge * Pool, sauna and fitness center * Children's indoor play area * Outdoor cinema, Zen garden & BBQ facilities * Pet wash bay * Secure residents parking with car lifts facilities * Above ground secure visitors parking * Onsite manager Offering the ultimate in Gold Coast lifestyle, contact Ana Tulloch on 0439 343 432 for more information and organise your viewing. 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.