


704/372 Marine Parade, Labrador, QLD, 4215

 **LJ Hooker Broadwater**

Apartment For Sale

Monday, 19 August 2024

704/372 Marine Parade, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

MUST SELL - COASTAL LIFESTYLE WITH MESMERISING VIEWS

Positioned on the 7th floor directly across from the iconic Broadwater, this outstanding nearly new apartment has beautiful South views to city skyline, water, park & mountains and directly across from Parklands, Broadwater promenade, cafes and restaurants. Inviting you to enjoy resort style facilities, this sophisticated apartment provides all the essentials for a remarkable lifestyle perfect for a downsizer or first home buyer.

The open plan living and dining area offers a well equipped kitchen with stylish joinery, gas cooktop, BOSCH appliances mirrored splashback and plenty of cupboard space. Flowing onto a generous covered balcony to enjoy all year around with 180 degrees open uninterrupted views from water to mountains. The generous master also featuring WIR and a luxury ensuite with outstanding views.

In addition you will find a European-style laundry, tiled living areas, plush carpeting to bedrooms, ducted and zoned air conditioning and secure car parking for one vehicle. Vacant and ready to be enjoyed by the next lucky owner.

Featuring:

- * 2 generous bedrooms (Master with ensuite and views)
- * Second bedroom with direct access (2 way) to main bathroom
- * Innovative kitchen with gas cooktop, Bosch appliances & mirrored splashback
- * State of the Art bathrooms with stylish finishes & toiletry cabinets with p/p
- * European laundry facilities with dryer
- * Ducted air-conditioning zoned
- * Good size balcony with glass balustrade to enjoy the uninterrupted 180 degrees views
- * High quality fixtures and finishes throughout
- * Acoustic treatments exceeding Australian Standards
- * Fully secured building
- * 1 garage in underground carpark with car lift access
- * Body Corporate Approx: \$90/week
- * Council Rates approx \$1,700/year
- * Water Rates approx \$1,200/year

Building Amenities include:

- * Residents lounge
- * Inground pool
- * Sauna
- * Fitness Centre
- * Children's indoor play area
- * Outdoor cinema
- * BBQ facilities
- * Pet wash bay
- * Secure residents parking with car lift access
- * Visitors parking
- * Onsite manager

Call Ana Tulloch today on 0439 343 432 to arrange your personal inspection.

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