

**716/19 Imperial Parade, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Monday, 19 August 2024

716/19 Imperial Parade, Labrador, QLD, 4215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## COASTAL LIFESTYLE WITH UNINTERRUPTED 180 VIEWS

Experience the luxury of residential coastal living with a WOW factor to enhance your lifestyle in one of the best and sought after locations on the Coast. A rare offer now for you to secure this bold, large and beautiful 4 bedroom corner apartment just steps away from the magnificent Broadwater beaches and parks. Boasting a spacious open plan living area and balcony that is bathed in natural light and mesmerising 180 degrees views to water, city and mountains. This is simply an opportunity not to be missed!

Secure now a piece of rare real estate and see your capital grow. Cleverly designed floor plan offering space for the whole family with maximum privacy, with Master ensuite positioned at the front end with access to balcony to take in the views, walk through robe, a luxury ensuite with double vanities and walk-in shower. The 4th room is designed to be multipurpose depending on owner's needs (movie room, office perfect for those working from home, or bedroom) with built-in robes. White shutters throughout on the large windows provide a touch of luxury while the high ceilings offer a sense of space rarely found in apartment living. Owner has included plenty of other extras such as elegant chandeliers, electric blinds, Crimsafe doors to balcony including a doggy door for your family pet, new carpets, paint and much more!

Conveniently tucked away is the galley kitchen which includes a gas cooktop, mirrored backsplash, top of the range appliances, dishwasher and stone benchtop.

Features you will love:

- \* 4 bedrooms (3 with built-in robes and Master with WIR)
- \* 2 full bathrooms
- \* Master bedroom with views and access to balcony
- \* Modern kitchen with gas cooktop, mirrored splashback, stone benchtops and dishwasher
- \* Light and spacious open plan living/dining room
- \* Good size balcony with outstanding views to water, city and mountain
- \* Ducted air conditioning, reverse cycle and fully zoned in all rooms
- \* Electric blinds in living plus new blinds in bedroom
- \* Large ceramic tiles and new plush carpet (pet resistant) in bedrooms
- \* High ceilings
- \* Separate laundry room
- \* Tinted windows
- \* 1 allocated carpark in secured garage with storage cage

Facilities include:

- \* Pool and spa
- \* 2 x BBQ facilities
- \* Gymnasium
- \* Huge residents lounge
- \* On-site Manager
- \* Secure parking
- \* Intercom
- \* Pet friendly

The Numbers:

Body Corporate: Approx. \$119 per week (inclusive sinking, admin and insurance)

Council Rates: Approx. \$2,440 per year

Water Rates: Approx. \$1,100 per year

Rental Appraisal: Approx. \$950 per week

Only steps away from the Broadwater and a short stroll to renowned local cafes and restaurants.

Public transport at the door and close access to Gold Coast beaches and Broadwater waterways, Gold Coast University Hospital, and Griffith University, schools, sporting facilities Australia Fair and Harbour Town shopping centre only minutes drive away!

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

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