

**903/212 Marine Parade, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

**Sold Apartment**

Monday, 19 August 2024

903/212 Marine Parade, Labrador, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Type: Apartment**

## LUXURY LIVING AND LIFESTYLE IN WINDSONG

Elegant WINDSONG is one of the most prestigious residential buildings on the Gold Coast. Residence 903 is located on the 9th floor offering exceptional Northerly aspect with 204 square meters of luxury living and uninterrupted 180 degree views from the ever entertaining, idyllic Broadwater, to the mountains. Witness the sunrise reflecting magically over the water and admire those exceptional sunsets over the mountains.

The essence of Queensland, is all about lifestyle when you are a WINDSONG resident. From the moment you step in the magnificent and inviting foyer, you know you are stepping into a quite unique, prestige property with many points of difference, especially if you are looking to downsize or relocate in style without compromising on quality and space.

The essence of Queensland living, features:

- \* 3 large Bedrooms + large study room
- \* Master with extra large WIR and grand ensuite
- \* 2 full bathrooms + powder room for visitors & guests
- \* Gourmet dream kitchen
- \* Wide balcony with all weather shutters and rear balcony
- \* Outdoor fireplace on balcony with climate control
- \* 2 secured underground side-by-side carparks
- \* 2 storage rooms next to carpark area
- \* Plush carpets in bedrooms
- \* Large separate laundry with additional storage
- \* Lofty ceilings with solid architraves and cornices
- \* Elegant use of marble and granite
- \* Fully integrated zoned air-conditioning
- \* 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
- \* Visitor's car park with 8 car spaces

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
- \* Body Corporate around \$12,500 NET per year (including insurance)
- \* Council Rates around \$1,835 per year
- \* Water Rates around \$1,600 per year

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 metres 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.

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