


908/378 Marine Parade, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Apartment

Thursday, 14 March 2024

908/378 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 123 m2

Type: Apartment



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\$830,000

Magnificent corner apartment with a homely feel, boasting spacious 123 m² living, balcony with glass balustrade to enjoy all day panoramic views, on the spacious 15 sqm outdoor area. This residence is set back from the road providing peaceful living while enjoying the magnificent location and vast views, from the Hinterland mountains to the Broadwater.

Designed for owner occupiers with high end finishes throughout, low body corporate, sleek clean finishes and large corner floorplan to enjoy plenty of light and feel of space, separating bedrooms from living for convenience. Inspections are a must if you would like to move close to water with a new stylish and secure easy living in a residential only building. * 2 bedrooms all with views and white shutters* 2 bathrooms (family bathroom with bath)* Master bedroom with spacious Walk-in-robe and ensuite* 1 secure car space in underground garage* Open plan kitchen with top of the range appliances and stone countertops, breakfast bar and lots of cupboards overlooking the sensational views * Separate laundry with storage space* Reverse cycle air-conditioning plus ceiling fans* Extensive 15 sqm balcony * Magnificent views from all corners* Great Water views from balcony* Large corner apartment with white shutters on all windows

The Numbers: * Body corporate approx \$140 per week (Sinking Fund & Admin Fund)* Council Rates around \$2,400 per year* Water individually metered* Rental Appraisal around \$850 per week

Building facilities: * 25 m lap swimming pool* fantastic large gym* BBQ facilities* onsite manager* Security* visitors carpark * pet friendly

Breathtaking residence to enjoy everything the Gold Coast lifestyle has to offer with uninterrupted views to Surfers and Hinterland... Residential only, Coast South features resort style facilities, salt water lap swimming pool, barbecue and social resident's lounge, secure underground parking and plenty of visitor parking, two elevators as well as on-site manager. Positioned directly opposite one of the Gold Coast's most popular and pristine natural assets, Coast Residences is one of the most sought after developments for both Owners and Investors alike. Don't miss this exceptional opportunity to secure your lifestyle property on the Gold Coast, the most upcoming city in Australia.

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