

**3/252 Marine Parade, Labrador, Qld 4215**



**Unit For Sale**

Saturday, 29 June 2024

3/252 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## **\$800,000 NEGOTIABLE**

Discover the ultimate lifestyle with this stunning apartment, perfectly positioned on the Broadwater with excellent water views. One of only nine exclusive residences, this two-bedroom gem features a spacious two-way bathroom, that could easily be converted to two bathrooms. A spacious kitchen and laundry with ample storage, and tiled throughout, this has the perfect features for a rental or easy-care property. Nestled back from the street, you enjoy water views and serenity without road noise and the luxury of privacy. The north-east facing balcony provides picturesque Broadwater views. Internal access from your lockup single garage is a plus, straight into the building for security and peace of mind.

Property Features - \* Two generous-sized bathrooms, each with built-in robes \* Spacious kitchen with a large attached laundry and additional storage \* Open plan, tiled dining and living area \* Master Bedroom with an ideal walk-through bathroom \* Bathroom with a bathtub, shower toilet, and vanity \* Separate second toilet for added convenience \* Lock up the garage with internal access to the building \* North-facing balcony with great Broadwater views \* Pet friendly with body corp approval. Enjoy leisurely strolls along the foreshore to popular local cafes and restaurants, including Charis Seafoods and the iconic Grand Hotel. With a short drive to Harbour Town Shopping Centre and Southport CBD, this unbeatable location offers the perfect blend of convenience and coastal living. Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.