

**104/212 Marine Parade, Labrador, QLD, 4215**

 LJ Hooker Broadwater

**Sold Villa**

Monday, 19 August 2024

104/212 Marine Parade, Labrador, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

## Open Home Cancelled. EXCEPTIONAL WATERFRONT TWO LEVEL DREAM VILLA

### UNDER CONTRACT.

Amazing 2 level waterfront lodge - beautiful Broadwater frontage nestled in the comfort of the renowned "WINDSONG" capturing the timeless essence of Queensland living. Oozing class, elegance and relaxing park and water views. From the moment you step in you realise this is a unique, prestigious property with many points of difference.

Sought after North/East location, this corner two level villa offers the perfect lifestyle for downsizers or families who enjoy outdoor activities with park and beach at your doorstep.

Sellers have loved every minute and now due to relocation interstate, offer this unique property for the next lucky owner. Lifestyle living in class and quality is in full offering.

Enter into your private large front yard where you will be entertaining and relaxing while admiring the vistas and the welcoming sea breeze all year around. Into the open plan living with an inviting fireplace and dining where family living is a dream. A convenient second living space at the back of the property, is ideal TV family space. Additionally there is a large office/multipurpose room for all your needs.

Chef's kitchen is perfectly located at the heart of the home with granite tops, dumbwaiter from garage you will love, to upload with all your groceries and shopping bags, 900cm gas cooking stand along unit, integrated dishwasher, double door large fridge space with water access, two-pack quality cabinetry and much more.

Internal stairs from your home will take you directly to your enclosed, secured and extra-large garage! High ceilings, lustrous timber floors, private courtyards and wide shady verandas are just the beginning. Come in to appreciate this property... once you discover "Windsong" you will understand the lifestyle difference that makes it unique.

### Features:

- \* 3 spacious bedrooms + multipurpose (master includes WIR & ensuite)
- \* 2 Full Bathrooms + powder room downstairs
- \* Separate laundry with extra storage
- \* Multiple linen cupboards and storage throughout
- \* Private direct access to secured underground garage from your own villa
- \* Enclosed extra large garage 2 S/S with your own internal roller door
- \* Storage room from garage and direct access to dumbwaiter straight to kitchen
- \* 130mm Planked "Big River" Timber Flooring throughout the ground floor
- \* Fully integrated air-conditioning
- \* Elegant use of marble throughout
- \* American Oak timber flooring 130mm thick
- \* Lofty ceilings with solid architraves and cornices
- \* Bathrooms with Marble Vanity; 2-Pac moulded Cupboard Doors; Imported Chrome Tap ware; Semi Frameless Shower Screens;
- \* Large front and back tiled verandas for entertaining
- \* Resort facilities include: State of the Art fully equipped Gymnasium; Craft room; Swimming Pool with heated lap style with Spa. Summerhouse casual dining in private garden setting with BBQ and wet bar;
- \* Body Corporate around \$12,000 NETT per year (Sinking Fund, Admin Fund & Building Insurance)

It is all about lifestyle when you are a WINDSONG resident. It is your own private VILLA within the comforts of secure and easy living. It is a MUST SEE, call Ana Tulloch on 0439 343 432 to arrange your private inspection.

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.

To arrange your private inspection call Ana Tulloch on 0439 343 432.

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