



720/19 Imperial Parade, Labrador

STUNNING NORTH-FACING APARTMENT WITH WATER & HINTERLAND VIEWS

Positioned on the 7th floor of the highly sought-after "SAPPHIRE AT THE BROADWATER", this beautifully renovated three-bedroom apartment plus study offers an exceptional combination of space, style, natural light and lifestyle convenience.

North-facing and capturing stunning Broadwater water views along with sweeping hinterland vistas, the apartment is filled with natural light and enjoys a spacious, open-plan design flowing seamlessly to a generous balcony. The perfect spot to enjoy your morning coffee, cooling coastal breezes or the beautiful outlook.

Recently refreshed throughout, the apartment features new near light oak timber flooring, plush carpet, near new paint, LED lighting and quality finishes, creating a modern and immaculate home that is ready to move straight into.

Features include:

- North-facing position with Broadwater and hinterland views
- Spacious balcony with plenty of natural light

3 2 1

FOR RENT
\$1150 per week

VIEW
By Appointment

AGENTS
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AGENCY
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Three bedrooms plus separate study/4th bedroom
- Master bedroom with walk-in robe, ensuite and balcony access
- Modern kitchen with stone benchtops and premium appliances
- Open-plan living and dining with floor-to-ceiling glass
- Contemporary main bathroom with bathtub
- Full-size separate laundry
- 2.7m ceilings and ducted air-conditioning
- Near new timber flooring, plush carpet and LED lighting
- Secure undercover car parking
- NBN ready

Resort-style building facilities:

- Heated swimming pool and spa
- Fully equipped residents' gym
- Two outdoor BBQ areas surrounded by tropical gardens
- Residents' lounge
- Secure intercom access

Enjoy the best of the Gold Coast with the Broadwater virtually at your doorstep. Cafes, restaurants, parks, walking paths and waterfront attractions are all within easy walking distance, including The Grand Hotel and Charis Seafood.

The apartment is also conveniently positioned close to public transport, Gold Coast beaches, Gold Coast University Hospital, Griffith University, local schools and sporting facilities. Harbour Town and Australia Fair are only minutes away, with major shopping destinations just a short five-minute drive.

Combining a beautifully renovated interior, impressive views and an enviable waterfront lifestyle this apartment offers a fantastic opportunity to enjoy comfortable and convenient Gold Coast living. **INSPECT NOW !!!**

- ***ARRANGE AN INSPECTION TIME ONLINE****

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs you will receive a text informing you of the cancellation. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Viewings are limited

- **Disclaimer:** In preparing this information LJ Hooker has used its best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants and buyers should make their own enquiries to verify the information contained herein.

Photos used in advertising may differ from the current state of the property. We endeavour to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.

MORE DETAILS

Property ID	36B1GMK
Property Type	Unit
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking

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