

## Labrador, 1001/230 Marine Parade

### MAGICAL & PRESTIGE WATERFRONT LIVING IN "LUMIERE"

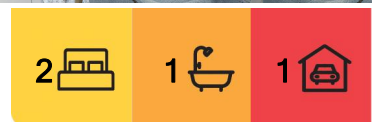
Beautiful and sophisticated North corner residence with views second to none over the Broadwater and Hinterland. LUMIERE is a residential only building, designed by Sunland, to simply impress with its sprawling 122 sqm residence filled with light, privacy and open spaces. Enjoy the sunrises and sunsets through the floor to ceiling glass walls, making you truly appreciate, its privileged location. Enjoy strolls in the park or along the Broadwater to the nearby restaurants, as you step out of your residence.

It is certainly a beautiful, elegant, bright and perfectly appointed 2-bedroom apartment, nestled in the prestigious LUMIERE located on the "Golden Mile", on Marine Parade. Quality in Lumiere Residences is unquestionable, with a minimalist, modern & homely style that embraces the concept of light, space and natural airflow in its design.

#### FEATURES YOU WILL LOVE



**Disclaimer:** 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.



**For Sale**  
CONTACT AGENT

**View**  
By Appointment

**Contact**  
**Ana Tulloch**  
0439 343 432  
ana@ljhbroadwater.com.au

**LJ Hooker Broadwater**  
**(07) 5537 1311**

- \* 2 generous bedrooms (master with internal access to bathroom)
- \* Spacious luxurious bathroom with spa bath & large shower
- \* Well equipped open plan gourmet kitchen with plenty of cupboards , new dishwasher, new wall oven and induction cooktop
- \* Huge 22 sqm corner balcony with 270 degrees views
- \* Warm and easy living composite timber like flooring throughout
- \* Storage cage in carpark
- \* Secure parking for 1 car (very easy drive in-out)
- \* Ducted air-conditioning (8 kw) - New unit
- \* Fully secured building
- \* Body corporate around \$10,000 per year (including gas), Sinking, admin funds and building insurance

#### Building facilities:

- \* Full resort facilities including private residence lounge
- \* 25m heated pool + spa
- \* Sauna & steam room
- \* State-of-the-art gym
- \* Dedicated BBQ area
- \* Residents onsite managers

Just cross the secondary local road on the Golden Mile to Broadwater sandy beaches to enjoy all the fun water sports can offer! Kayaking, paddle boarding, fishing, swimming in calm waters or simply entertaining on the Parkland with BBQ, and kids playground, cycling and much more! Walking distance to boutique cafes, restaurants and local shops. This sensational property is also minutes from public transport, bus, Broadwater ferry and Southport's light rail.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.



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## More About this Property

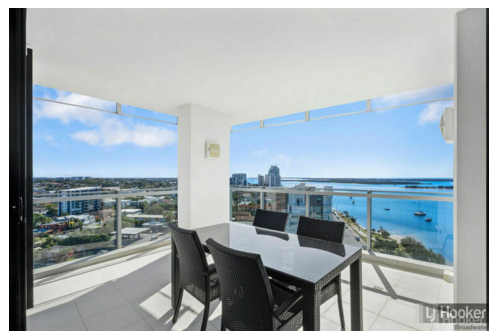
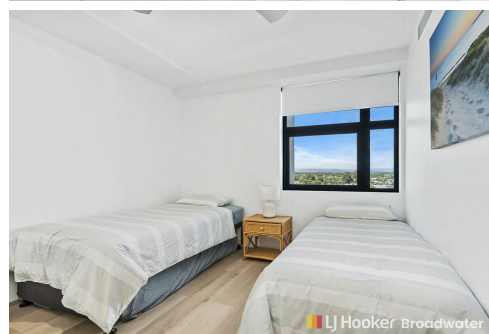
<b>Property ID</b>	2NQJF3E
<b>Property Type</b>	Apartment
<b>House Size</b>	122 m2
<b>Including</b>	Air Conditioning Balcony Dishwasher Floorboards

### Ana Tulloch 0439 343 432

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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