

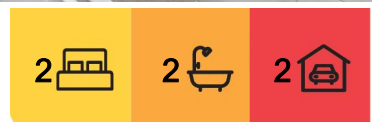
Labrador, 1001/372 Marine Parade

CORNER NORTH EAST MODERN APARTMENT WITH IMPRESSIVE VIEWS

WOW factor is an understatement as soon as you walk in this home for its splendid water views all around. Perfectly positioned on the 10th floor this property has a sought after North East corner to soak in the vistas, light and privacy. Modern sleek finishes with neutral tones to really highlight that coastal feeling all around.

Nearly new residential building, it has been designed for those who are looking for uncompromising lifestyle and unbeatable views on one of the Gold Coast's most popular and pristine natural assets, the ever entertaining and admired Marine Parade on the Broadwater. Endless walks by the water, array of coffee shops, restaurants to choose from while perfectly connected along the North and South to the Gold Coast and Brisbane.

Outdoor living comes natural in this home. The spacious 15 sqm corner balcony can be enjoyed all year around with floor to ceiling glass sliding doors that bring the outside inside



For Sale

Under Contract by Ana Tulloch

View

ljhooker.com.au/2NBMF3E

Contact

Ana Tulloch

0439 343 432

ana@ljhbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

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in the most seamless way possible. This is a unique home in the best position to make your sea change easy living dream, a reality.

Features:

- * 2 bedrooms both with water views and conveniently separated for privacy
- * Purposely built-in office nook off dining area
- * Master wing (large WIR and luxurious ensuite) with access to balcony
- * 2 full bathrooms
- * 2 carparks in secured underground garage with car lift access
- * Ducted air-conditioning & reverse cycle throughout
- * Ceiling fans in all bedrooms, dining & living
- * Large ceramic non glossy tiles in living/dining
- * Generous corner balcony with glass balustrade
- * Fully equipped tucked away kitchen with quality stainless steel appliances and large pantry
- * High quality fixtures and finishes throughout
- * Acoustic treatments exceeding Australian Standards
- * Fully secured building
- * Body Corporate approx. \$129/week (NETT)
- * Council Rates approx. \$1,750/year
- * Water is individually metered
- * Currently tenanted until November 2024

Building facilities:

- * Residents lounge
- * Pool & sauna
- * Fantastic fully equipped gym
- * Children's indoor play area
- * BBQ facilities
- * Pet wash bay
- * Above ground secure visitors parking
- * Onsite manager

Offering the ultimate in Gold Coast lifestyle, contact Ana Tulloch on 0439 343 432 for more information and organise your viewing.

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More About this Property

Property ID	2NBMF3E
Property Type	Apartment
House Size	105 m ²
Including	Ensuite Toilets (2)

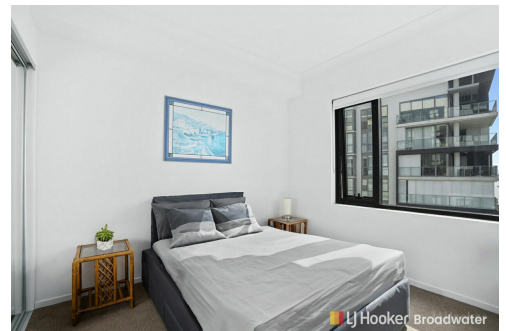
Ana Tulloch 0439 343 432

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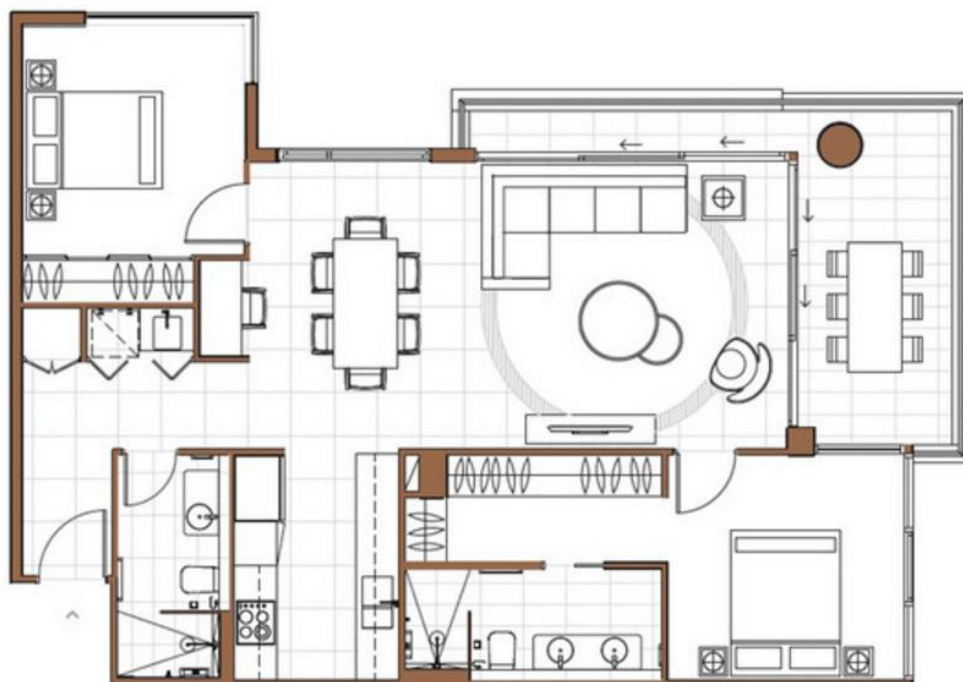


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THREE
7/2
MARINE

GOLD COAST
QUEENSLAND
AUSTRALIA



20

ANIKO

www.aniko.com.au

INTERNAL 90 SQM
EXTERNAL 15 SQM
TOTAL 105 SQM

UNIT A - WATERFRONT
2 BEDROOM + STUDY

BEDROOMS 2+1
BATHROOMS 2
PARKING 1



N

LEVEL 4 - 14

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