



## Labrador, 109/392 Marine Parade

### MAGNIFICENT TERRACE APARTMENT ON THE BROADWATER

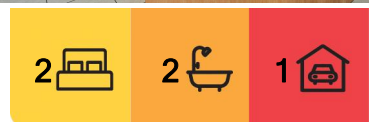
Only every now and then a property like this comes to market...and you don't want to miss it. Elevated ground floor terrace in "Sandcastles on Broadwater", a boutique quality built complex with a magnificent 60 sqm terrace located on a North/East corner, with the beach just across the road and inviting water views.

A fun, active coastal environment with an abundance of cafes, restaurants and bars! Extremely well priced and renovated, this fantastic property has a warm inviting home feel, excellent outlook and all the convenience at your fingertips.

Arguably the best position in the whole complex...this property is one not to be missed - if you are an owner or investor... there is no better place to be. Very spacious living opening onto the welcoming private terrace, a perfect place to entertain or enjoy your outdoor space overlooking the Broadwater and the inviting resort pool.



**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**  
\$750,000

**View**  
[ljhooker.com.au/2N8QF3E](http://ljhooker.com.au/2N8QF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)

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

2 good sized bedrooms (Master with en-suite, WIR) are placed at the back of the property providing a place to relax with an extra balcony overlooking the lush quiet gardens.

Relax, entertain and enjoy the cool sea breezes from your front balcony that overlooks the water and its breathtaking turquoise tones - brilliant for dining outdoors during those warm summer days and nights.

Locals love this complex with a large number of units being owner occupied or long term tenants. You of course can choose to include this property in the Holiday Pool and the onsite managers will look after your investment, providing you with healthy returns, while you are enjoying your family holidays! Property is now available. A bonus this property is sold including all furniture and white goods, as presented!

Features you will love:

- \* 2 spacious bedrooms overlooking the back garden off the private balcony
- \* 2 full bathrooms
- \* 1 car space in underground secured garage
- \* Master bedroom with WIR, ensuite and access to terrace
- \* Tiles throughout
- \* Open plan fully equipped kitchen
- \* Combined dining and living opening to a partly covered ground terrace
- \* Air-conditioning to living with ceiling fans throughout
- \* Internal laundry with dryer
- \* Fully secured resort with fantastic onsite managers

INVESTORS ALERT!

- \* Rental Appraisal for permanent tenant \$800 per week
- \* Holiday Pool healthy yearly returns (depending on private use by owner)
- \* Body Corporate \$109 (Sinking fund, Admin fund, Building Insurance)
- \* Council Rates \$3,500 per year as an investor
- \* Water Rates \$1,409 per year

Complex facilities:

- \* Great onsite management
- \* Large in-ground resort style pool and spa
- \* BBQ gazebo/facilities
- \* Games room
- \* Gymnasium
- \* Secured parking
- \* Secured intercom to resort and apartment

Public transport literally at your doorstep. Centrally located with a relaxed atmosphere perfect for those seeking convenience, walking distance to shopping, cafes, restaurants and easy access to M1. A 5 min drive to outlet shopping at Harbour Town Shopping Centre and 15 min drive to all Theme Parks on the Gold Coast. Now is the time to act! Now is the time to invest in this coastal hotspot!

Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for your inspection or check our Open Home times.



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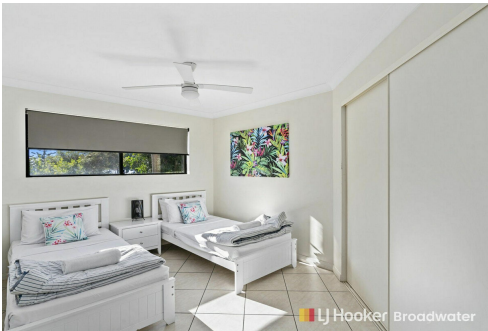
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## More About this Property

Property ID	2N8QF3E
Property Type	Apartment
House Size	126 m <sup>2</sup>
Including	Ensuite

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109/392 MARINE PARADE, LABRADOR

 2  2  1

Internal: 81m<sup>2</sup> | External: 45m<sup>2</sup> | Total: 126m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

