



120/392 Marine Parade, Labrador

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## Modern 2-Bedroom Unit - Location. Lifestyle. Liveability.

**FOR SALE**  
Offers Over \$747,000

### AGENTS

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### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

Sandcastles on Broadwater- Entrance off Parker St Labrador. This unit is all about the fantastic lifestyle that the Broadwater has to offer in the heart of Labrador. Ideally situated this spacious and stylish 2-bedroom unit offers the perfect combination of relaxed coastal living, modern comfort, and unbeatable convenience. Whether you're seeking a low-maintenance home, a lucrative investment opportunity, or the ultimate holiday retreat, this property ticks every box. This is a rare opportunity to secure a modern apartment in one of the Gold Coast's most desirable waterfront precincts. With everything at your doorstep and the Broadwater just across the road, you'll fall in love with the unbeatable lifestyle on offer. Act fast - this Broadwater gem is priced to sell and won't last long!

### Features

Master bedroom, ensuite and built in robes, ceiling fan, balcony  
2nd Bedroom with built in robes, ceiling fans and outside balcony  
Spacious open plan living and dining zones that flow effortlessly to a private balcony  
Modern kitchen, sleek cabinetry, stone benchtops, stainless steel appliances  
Light-filled interiors with neutral tones and tiled living areas for easy

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**

maintenance

Split-system air conditioning ensures year-round comfort  
Built in cabinetry incorporating a Pull down Bed in Lounge  
Separate family bathroom, single vanity, shower and WC  
Private covered balcony overlooking tropical gardens  
Single underground car space with security cage  
Resort-Style Living at Its Best:

Set within a well-maintained complex, residents enjoy access to an array of resort-style Amenities including:

Sparkling swimming pool

BBQ and entertainment area

Secure building with intercom access

Lush, landscaped gardens creating a peaceful, private atmosphere  
Walk-to-Everything Convenience:

Body Corp fee \$ 108.00 per week after discount

Rental Appraisal \$730-\$775p/w

Built 2001

Embrace the laid-back lifestyle with everything you need just a short stroll away:

The Broadwater's stunning foreshore, parks, walking & cycling paths  
Popular cafés, restaurants, and bars, Harbour Town Outlet Shopping and Australia Fair just minutes away. Excellent access to public transport and major arterial roads. Perfect for Owner-occupiers looking to downsize without compromise, Investors seeking strong rental returns in a high-demand area and holidaymakers wanting a lock-up-and-leave lifestyle or weekend getaway.

Proudly presented by Team Wolff —Tim, Tracey & Jess, LJ Hooker Solutions Gold Coast.

With a strong reputation built on trust, results, and community involvement, LJ Hooker Solutions is known for their commitment to the local area —proudly supporting schools, sports clubs, and charity events that bring our neighbourhoods together.

## MORE DETAILS

Property ID	5HCCF41
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Tim Wolff 0419 620 470**

Sales Specialist | [twolff@ljhgc.com.au](mailto:twolff@ljhgc.com.au)

**Jessica Bamford 0402 430 009**

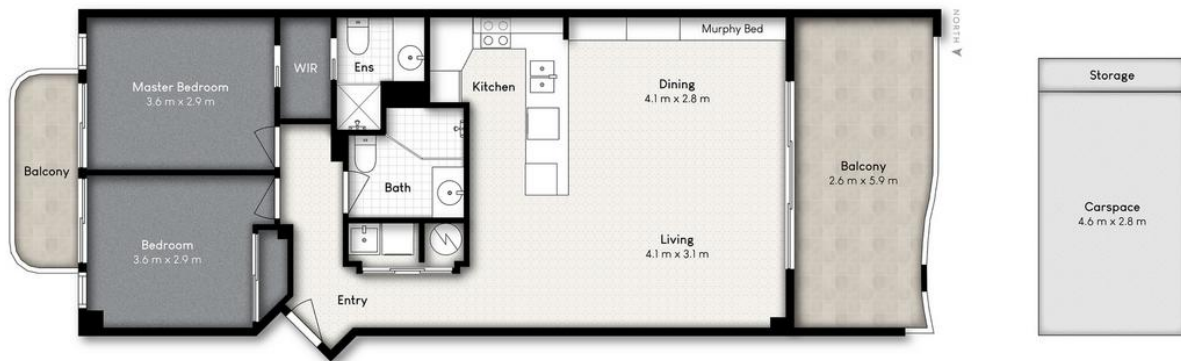
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120/392 MARINE PARADE, LABRADOR



Internal: 81m<sup>2</sup> | External: 20m<sup>2</sup> | Total: 101m<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.

