



1207/372 Marine Parade, Labrador

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## Stylish Level 12 Apartment (1Bed + Study) with Hinterland Views & Broadwater Lifestyle

### FOR SALE

Offers Over \$750,000

### VIEW

Thu 30th Apr @ 1:00PM - 1:30PM

### AGENTS

Roelien Powell  
0420 664 690  
roelien@ljhgcp.com.au

Jessica Powell  
Mudgeeraba@ljhgcp.com.au

### AGENCY

LJ Hooker Mudgeeraba  
07 5530 6000

Positioned on Level 12 of a modern 14 storey complex, this beautifully presented apartment offers the perfect combination of lifestyle, convenience, and investment potential. Located directly opposite the Broadwater, this is your opportunity to secure a premium address in one of Labrador's most sought after locations.

The apartment features a well designed layout with one spacious bedroom plus a versatile study, ideal for a home office, media room or guests. With a total floor area of approximately 73m<sup>2</sup>, the home offers generous proportions, quality finishes, and an abundance of natural light.

Enjoy stunning, never to be built out views across parklands to the Hinterland, along with glimpses of the Broadwater from your private balcony. Whether you're looking to invest or secure a future home, this property delivers outstanding value and lifestyle appeal.

#### Property Features:

" Approx. 73m<sup>2</sup> including secure car space

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

- 1 spacious bedroom plus separate study/multipurpose room
- Open-plan living and dining area filled with natural light
- Modern galley kitchen with stone benchtops and quality Bosch appliances (gas cooktop, electric oven, dishwasher)
- Tiled living areas with carpet to bedroom and study
- Ducted, zoned air conditioning and heating throughout
- High ceilings enhancing space and airflow
- Private balcony with park, Hinterland and Broadwater views
- European-style laundry including dryer
- Ample storage throughout
- High-speed internet connectivity
- Secure building with intercom and key access

#### Resident Facilities:

- Resort-style swimming pool
- Fully equipped gymnasium
- Sauna
- Residents' lounge
- Children's indoor play area
- BBQ and entertaining area with outdoor cinema overlooking parklands and water

#### Financials:

Body Corporate: Approx. \$123 per week  
 Rental Appraisal: \$725-775 per week

#### Location Highlights:

- Directly opposite the Broadwater and parklands
- Close to local cafes, restaurants, and shopping precincts such as Harbour Town and Australia Fair
- Easy access to the Gold Coast CBD, schools, universities, and hospitals
- Excellent public transport connectivity

### MORE DETAILS

Property ID	C8J15
Property Type	Apartment
House Size	73 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Pool Balcony Dishwasher Secure Parking Remote Garage

#### Roelien Powell 0420 664 690

Principal Licensee / Sales Specialist | roelien@ljhgcp.com.au

#### Jessica Powell

Office Manager / Sales Specialist | mudgeeraba@ljhgcp.com.au

#### LJ Hooker Mudgeeraba 07 5530 6000

1/58 Railway Street, MUDGEERABA QLD 4213

mudgeeraba.ljhooker.com.au | mudgeeraba@ljhgcp.com.au





1207/372 MARINE PARADE, LABRADOR QLD 4215, AUSTRALIA



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Land Size: 1578m<sup>2</sup> | Internal: 66m<sup>2</sup> | External: 7m<sup>2</sup> | Total: 73m<sup>2</sup>

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.