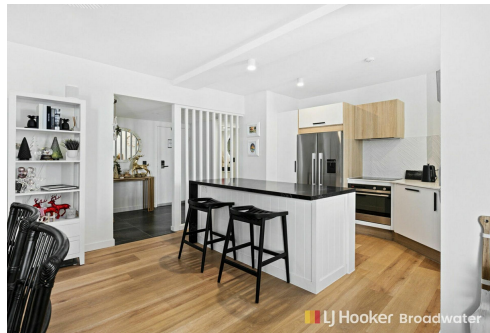
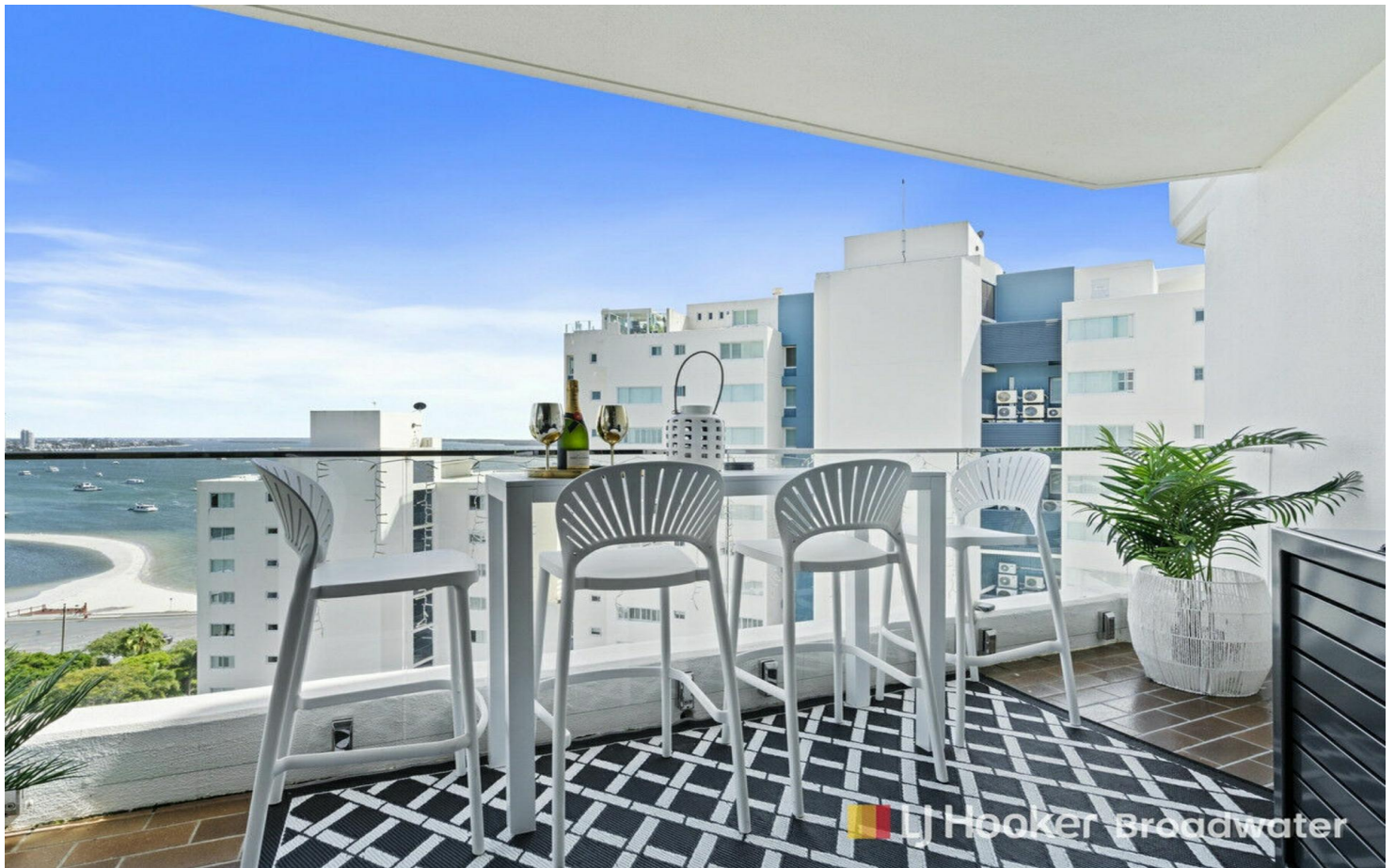




Labrador, 1401/41 Labrador Street

YOUR SEACHANGE SANCTUARY IN UNRIVALLED LIFESTYLE

CALL FOR YOUR PRIVATE TOUR 0439343432

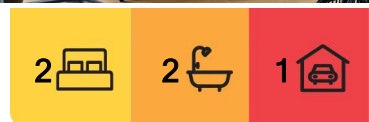
Presenting a very private sanctuary surrounded by exceptional luxury perched above the magnificent Broadwater, this is more than just a home —it's a lifestyle. For those seeking unparalleled elegance and a serene, waterfront position, with privacy and beautiful forever views, this is the one you've been waiting for.

Breathtaking views unfold before you from every room, stretching across the Broadwater to the Hinterland. Positioned on the 14th floor, the residence offers a rare, uninterrupted vista that will mesmerize you from sunrise to sunset. Whether you're entertaining or simply unwinding, the scenery will never cease to captivate.

Boasting a flawlessly executed renovation, the property blends timeless design with modern sophistication. The custom kitchen is a showstopper, featuring a spacious central



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For Sale
INVITING OFFERS

View
By Appointment

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

LJ Hooker Broadwater
(07) 5537 1311

island bench, luxurious 40mm benchtops, a striking herringbone backsplash, and integrated appliances. Every detail of this home has been meticulously designed, from the high-end matte black Lux tapware in both bathrooms to the sleek, contemporary design elements, including anti-fog mirrors and black ceramic feature toilets.

Step outside to discover three private balconies, each offering its own unique perspective of the surrounding beauty. Whether you're enjoying a quiet morning coffee or hosting friends, there's always the perfect outdoor space to enjoy.

This is one of those rare properties where photos and words simply don't do it justice! To truly appreciate the luxury and craftsmanship, you must see it in person.

A few unique features you absolutely love:

- * Location on the Golden Triangle the most upcoming and sought area on the Gold Coast
- * 2 good sized bedrooms with BIR, both with water views and balconies
- * 2 masterpiece bathrooms with walk-in showers and countless upgrades
- * 3 separate balconies with plenty of outdoor space and privacy
- * Open plan custom kitchen with freestanding island bench
- * Inviting floating timber floors and large Porcelain matt non slip tiles in entry and wet areas
- * Upgraded Clipsal light switches throughout
- * New ceiling fans to all bedrooms and a feature Bali ceiling fan, to the dining
- * Central elegant yet practical kitchen, with Island bench (only one in the building)
- * Hydro-protective window tinting for cooling and privacy
- * 1 secured carpark located at ground floor separated boutique section with remote access
- * 1 large storage shed in carpark area
- * Private and residential building recently completely refurnished (waterproofing, balustrades, external & internal paint, new two lifts, fire upgrades, foyers, electricals and more)
- * Quiet cul-de-sac street and well protected from the weather without compromising views
- * 2-minute walk to Broadwater Beaches, scenic parklands, and a variety of dining options
- * Public Transport also 2 min walk to North or South Gold Coast routes
- * Literally...all at your doorstep
- * Only 4 apartments per floor and two elevators
- * Body Corporate fees approx. \$7,950 per year (\$150 per week) inclusive of Admin Fund, Sinking Fund & building insurance

Contact Ana Tulloch on 0439 343 432 for further information

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.



LJ Hooker Broadwater
(07) 5537 1311

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More About this Property

Property ID	2NNCF3E
Property Type	Apartment
House Size	120 m2
Including	Ensuite Air Conditioning Toilets (2) Balcony Floorboards Built-in-Robes Remote Garage

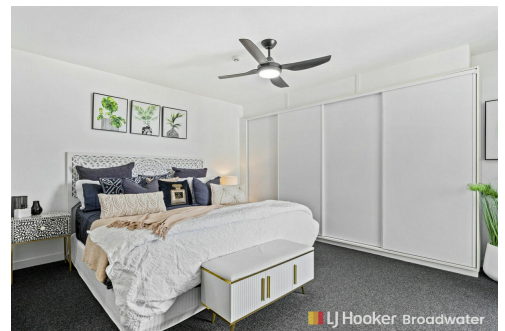
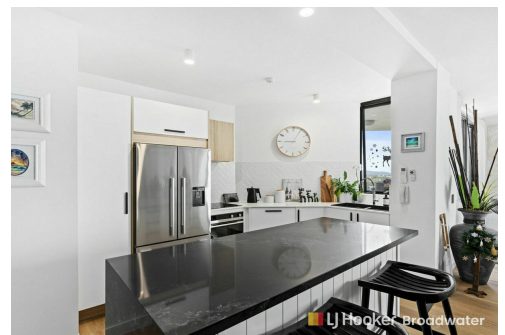
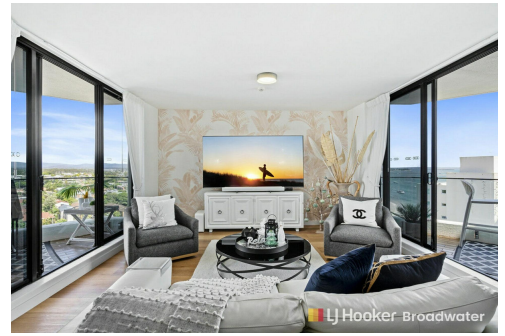
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PARK SHORE

www.parkshore.com.au



TYPE A

41 Labrador Street
LABRADOR

2 Bed

2 Bath

1 Car

Internal 98m²

Balconies 22m²

Total 120m²

pdc.

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:: FLOOR PLAN
Level 4 - 13