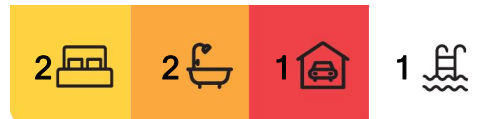


Labrador, 230/392 Marine Parade

BEAUTIFUL LARGE APARTMENT ACROSS THE BEACH

Sandcastles on Broadwater is a boutique quality built complex with this apartment located on a corner position, giving you privacy, water views and the luxury of being in CLOSE proximity to the esteemed Broadwater, with beach just across the road. A fun, active coastal environment with an abundance of cafes, restaurants and bars! Extremely well positioned apartment on the second floor East (sorry no lift) with a warm inviting home feel and excellent outlook.

Open plan kitchen with lots of cupboards and large bench with breakfast bar. Very spacious living / dining with brand new timber floorboards, opening to the covered outdoor entertaining balcony. Clever designed floorplan with both bedrooms at the back overlooking the lush gardens and with access to the back balcony. Fantastic cross ventilation and privacy at night. Master bedroom includes a private ensuite and walk-in robe.



For Sale
\$800,000 offers

View
By Appointment

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



LJ Hooker Broadwater
(07) 5537 1311

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.

Relax, entertain and enjoy the cooling sea breezes from your front covered balcony that overlooks the water and its breathtaking turquoise tones - brilliant for dining outdoors during those warm summer days and nights! Secure your ideal property now as front row water properties are extremely rare.

Locals love this complex with a large number of units being owner occupied or long term tenants. When you are not enjoying your family holidays, 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. This property is currently tenanted by a long term tenant until November 2025.

Features you will love:

- * 2 spacious bedrooms overlooking the private & quiet back garden with private balcony
- * 2 full bathrooms with walk-in showers
- * 1 car space in underground secured garage
- * Large master bedroom with walk through wardrobe and ensuite
- * Open plan kitchen fully equipped
- * Combined dining and living opening to a covered spacious balcony
- * Air-conditioning to living area
- * Internal laundry with dryer
- * Fully secured resort
- * * Sorry, no lift

The Numbers:

- * Body Corporate around \$100 NET p w with a very healthy sinking fund
- * Council Rates around \$2,500 per year
- * Water Rates around \$1,500 per year

Complex facilities:

- * 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 and 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.

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 3 99809 5 by third parties. We have obtained this information from sources



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More About this Property

Property ID	2NPDF3E
Property Type	Apartment
House Size	100 m2
Including	Ensuite Air Conditioning Intercom Pool Gym Dishwasher

Ana Tulloch 0439 343 432
Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
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230/392-398 MARINE PARADE, LABRADOR

 2  2  1

Internal: 85m² | External: 15m² | Total: 100m²

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.

