

Labrador, 37/316-318 Marine Parade

GOLDEN MILE COMMANDING NORTH PENTHOUSE

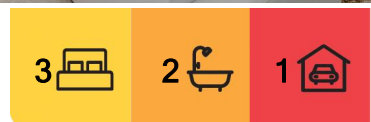
LOCATION is the key! Broadwater Penthouse offers an exceptional white canvas to make your dream sky home a reality. 275-degree views from ocean, to the twitting lights of the city skyline to the Hinterland.

Nestled in the highly held BEACONLEA on Marine Parade's Golden Mile, the commanding NORTH PENTHOUSE offers 205 sqm on absolute beachfront for those who would like to add their own touch and make this property a dream home to enjoy views and space with serene and relaxed waterfront living. Building has already had major upgrades including painting, waterproofing, balustrades and more.

First time on the market for more than 20 years, this prime piece real estate offers ample space for comfortable living and entertaining with a timeless appeal that blends seamlessly with modern conveniences. Take in the breathtaking 275 degree views of the Broadwater, from Stradbroke Island to the mesmerizing skyline of Surfers Paradise and throughout



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For Sale
Under Contract by Ana Tulloch

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Hinterland. From the energizing sunrises to the serene sunsets you simply have it all.

Be amazed by the ever-entertaining Broadwater water activity, from the yachts entering the seaway, to the fishing boats coming in at dawn or the leisure water crafts always in display. Witness the playful dolphins, the whales migration at season or the fireworks and sparkling lights of the city skyline during your evening dinning on your very private and covered balcony of around 25 sqm, fit for outdoor enjoyment every day and time of the year. Modern, practical yet stylish kitchen with all the features and fully tiled upgraded bathrooms. If you are looking for a boutique waterfront lifestyle with uncompromising size, location and forever views...this is it!

Enjoy the cooling sea-breeze while strolling along the calming yet invigorating Broadwater with its sandy beaches, playgrounds, swimming lagoon and pontoon to experience all water and fishing activities at your doorstep. Be spoilt dining in restaurants and cafes just a 3 minute stroll from your home.

Features you will love:

- * Floor plan designed with 205 sqm of prime waterfront living
- * 3 good size bedrooms (Master ensuite and water views) while the other 2 bedrooms enjoy Hinterland views
- * Family bathroom with bath and shower plus separate powder room
- * Large open plan living/dining
- * Generous open plan kitchen with lots of storage and of course stunning views
- * Spacious Easterly balcony to enjoy outdoor living at its best
- * Separate laundry room with extra storage
- * Air-conditioning units plus ceiling fans
- * 1 secured underground carpark

BEACONLEA facilities:

- *2 lifts
- *One level of underground carpark, fully secured with remote gate, into the building
- *Communal storage in garage area in a separate lockable room
- *Recreational pool
- *Games room/ library
- *Separate locked bike room
- *BBQ facilities
- *Tennis court (half-size)
- *Visitors carpark
- *Onsite resident manager
- *Intercom and security

The Numbers:

- * Body Corporate around \$12,000 per year Sinking and Admin funds (or around NETT \$9,575 per year incl. discount)
- * Additional Temporary Special Levy for windows replacement around \$10,000 year
- * Council Rates around \$2,963 per year
- * Water Rates \$1,316 per year

LOCATION has on offer:

- *Enjoy a quick 2-minute stroll along the Broadwater an array of quality restaurants



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- *Less than 10-Minute a choice of shopping centers: Harbour Town Shopping Centre, Australia Fair Shopping Centre, Runaway Bay Shopping Village, Aldi supermarket
- *Only a few Minutes Drive: Southport and Surfers Paradise city centers
- *Conveniently located just 10 minutes from Gold Coast University Hospital and Griffith University!
- *Under an Hour: Gold Coast Airport and Brisbane Airport!
- * Several schools both private and public within 5-10 min drive

Labrador is a vibrant suburb renowned for its picturesque parks and close proximity to the Broadwater. Enjoy leisurely waterfront strolls or explore the abundance of recreational activities right at your doorstep. With a variety of amenities-including shopping centres, dining options, and healthcare services-everything you need is within easy reach, making this an ideal location for both relaxation and convenience.

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More About this Property

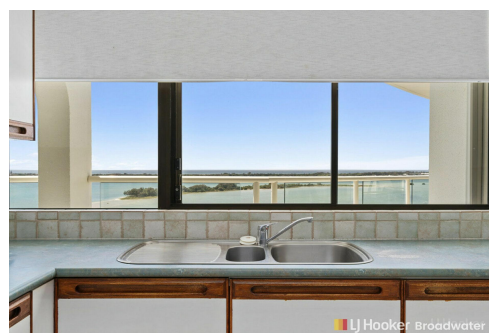
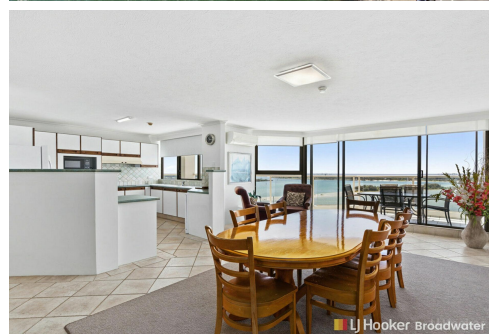
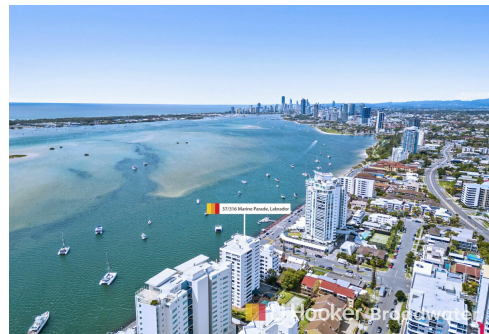
Property ID	2NJ5F3E
Property Type	Apartment
House Size	205 m ²
Including	Ensuite Air Conditioning Balcony Outdoor Entertaining

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37/316 MARINE PARADE, LABRADOR

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Internal: 179 sqm | External: 25 sqm | Total: 204 sqm

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.

