

Labrador, 7/8 Bath Street

EXCELLENT VALUE BOUTIQUE LUXURY PENTHOUSE LIVING

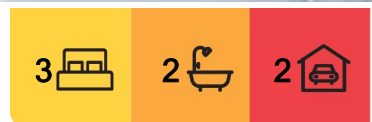
Simply the best place to call home if you appreciate modern and boutique living close to the water, in a tranquil and private setting. SAILSARA is a boutique building of only 9 residences, all owner occupied by fantastic neighbours, timelessly designed by BDA Architects for space and livability. Ideal for those wanting a low maintenance home in near new construction.

Penthouse 7 sprawls over 141 sqm of luxury, visually engaging and functionally intelligent, a bespoke residence reminiscent of a sophisticated coastal haven perfectly positioned with North East top floor corner, showcasing an abundance of natural light and welcoming sea breezes, with its floor-to-ceiling glazing and high ceilings to rejoice your coastal lifestyle at its best.

The current owners meticulously designed additional cabinetry and extremely high end



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.



For Sale
Under Contract By Ana Tulloch

View
ljhooker.com.au/2NDGF3E

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

LJ Hooker Broadwater
(07) 5537 1311

upgrades throughout the property off the plan, with impressive attention to detail that must be seen to be appreciated. Timeless neutral palette, warm sophisticated quality Karndean timber like floors, Siemens appliances in kitchen including high end oven with steam and microwave functions, Falmec exhaust fan to outside, Methven tapware, glass splash back, extended Silestone bench with 40mm waterfall edges, under cupboard lighting and much more!!

A 22 sqm entertainers corner balcony, is just another of its outstanding features, the perfect outdoor covered space, with mounted shade umbrella, to wine and dine while enjoying the sea breezes and the tranquil park views all day.

Only 300M to the Broadwater with 10km's of beautifully landscaped seaside boardwalks, cafes, restaurants and bars, boating and fishing and natural beach with swimming lagoon for you and your family, to enjoy this beautiful, unspoilt area on the Gold Coast. Easy access to Highway, major shopping centers, Gold Coast Hospital and Universities.

Some of the features are:

- * Top floor North-East corner position
- * Boutique building with 9 residents (3 per floor)
- * THREE good size bedrooms (Master with luxurious ensuite, WIR and extra cupboards)
- * TWO secure SIDE-by-SIDE carparks
- * TWO full bathrooms with mirrored cabinets, floor to ceiling tiles and luxury tapware
- * Ducted air conditioning reverse cycle with 3 individual zones
- * Ceiling fans
- * High ceilings
- * Floor to ceiling balcony glazing
- * Franklyn plantation shutters throughout
- * Imported light fittings and pendants
- * Exquisite kitchen with European appliances with all the works!
- * Elevator and rubbish chute
- * Elegant quality timber floors
- * High level security (exclusive floor only access)
- * Crim-Safe screens on balconies
- * Deco light switches
- * Energy efficient appliances and systems
- * Low body corporate, pet friendly (large park just across the building)
- * Separate laundry room with excess storage

The Numbers:

- * Body corporate around \$95 per week (including insurance)
- * Council Rates around \$2,000 per year
- * Individually metered water and electricity

What is close by?

- *2 mins walk to the Broadwater & Parklands
- *2 mins walk to Labrador Community & Senior Centre
- *2 mins walk to Labrador Kindergarten
- *2 mins walk to the Grand Hotel & Charis Seafoods
- *3 mins walk to Marine Parade restaurants
- *4 mins walk to Aldi Labrador



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.

- *1 km to Labrador Park Shopping Centre
- *2 km to Harbour Town Shopping Centre
- *10 mins drive to Gold Coast University Hospital & Griffith University
- *10 mins to Australia Fair, Southport dining, Chinatown, light rail

For more information or to arrange your private inspection, please contact Ana Tulloch on 0439 343 432.

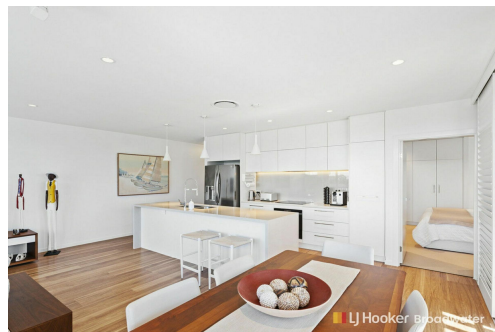
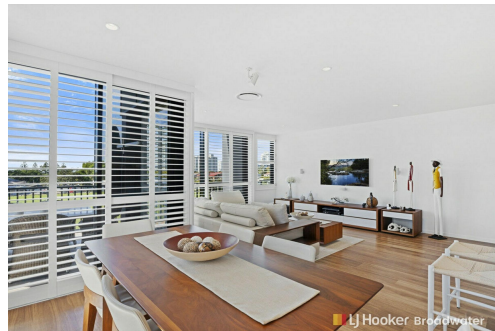
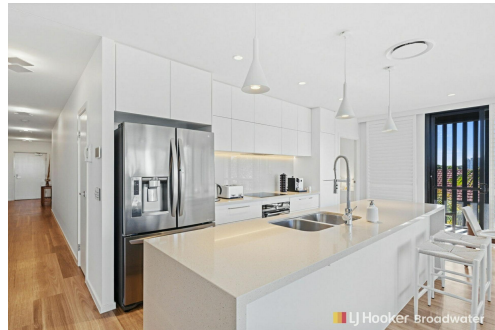
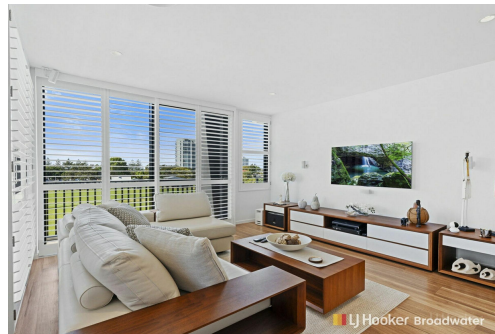
Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We 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.

More About this Property

Property ID	2NDGF3E
Property Type	Apartment
House Size	141 m²
Including	Air Conditioning Dishwasher Outdoor Entertaining Remote Garage Liveability

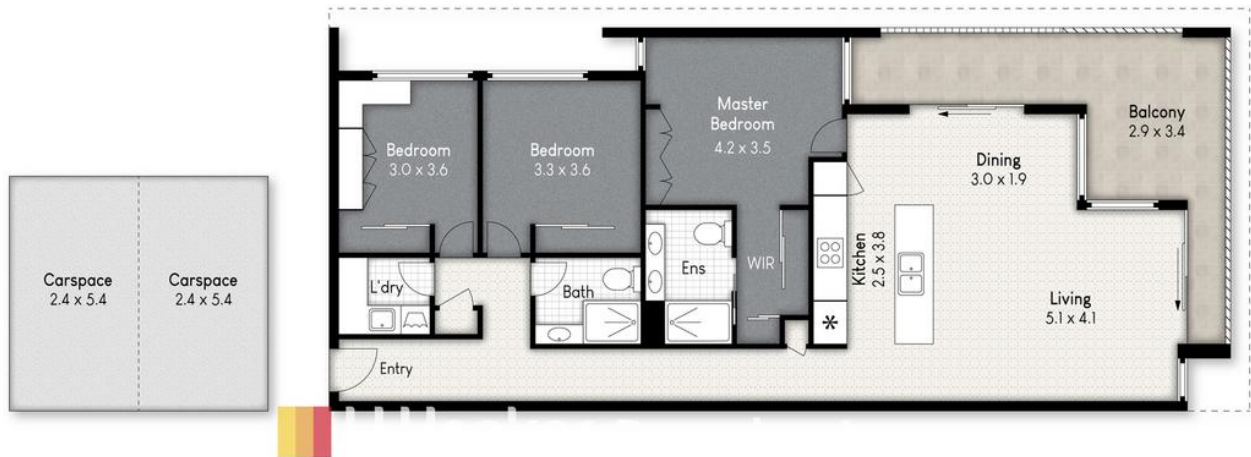
Ana Tulloch 0439 343 432
Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
ana@ljhbroadwater.com.au

LJ Hooker Broadwater (07) 5537 1311
64 Frank Street, LABRADOR QLD 4215
broadwater.ljhooker.com.au | accounts@ljhbroadwater.com.au



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.

LJ Hooker Broadwater
(07) 5537 1311



7/8 BATH STREET, LABRADOR

3 2 2

Internal: 119m² | External: 22m² | Total: 141m²

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.

