

Labrador, 706/300 Marine Parade

THE ESSENCE OF WATERFRONT LIVING AT ITS ABSOLUTE BEST

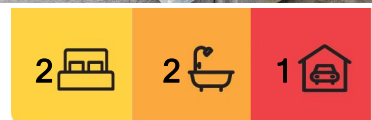
Welcome to residence 706 located on the seventh floor of "AQUA", a prestigious and tightly held residential apartment building perfectly positioned along the 'Golden Mile', designed to admire the ever changing scenery of the Broadwater water views and a 'spectacular' light show, every day after dark, of city skyline or the energizing sunrise. A sense of class, privacy and space welcomes you home every day.

East facing with expansive balcony boasting all weather shutters, is perfect to enjoy year round outdoor living and dining. Glass stacker doors seamlessly connect the living area and master suite to the covered balcony, creating effortless indoor-outdoor living, to admire those views from every corner of the home.

Generously sized open floor plan is easily converted into a 2 bedroom property, with extraordinarily high quality features to impress. Floor to ceiling glass windows drench the



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For Sale
\$1,320,000 Plus Offers

View
By Appointment

Contact
Ana Tulloch
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LJ Hooker Broadwater
(07) 5537 1311

spacious living areas in natural light and offer spectacular views overlooking the tranquil Broadwater and mesmerizing Gold Coast skyline. Perfectly designed for downsizers or couples seeking those uninterrupted open water views, this property will absolutely make you fall in love with your new home!

The gourmet kitchen is perfect for those who enjoy cooking and entertaining. It features a gas cooktop, brand new oven and rangehood, thick marble benchtops, a spacious breakfast island, premium European appliances and ample cupboard space for all your storage needs.

Master includes a large WIR and a luxurious ensuite with twin vanities, separate shower and an special bath with a view to enhance your relaxing time! There is a cleverly designed multipurpose area, with very easy conversion into a second king sized bedroom with BIR or work from home large office space.

Features:

- * Absolute water frontage with breathtaking views day and night
- * Master suite with luxury ensuite - twin vanity, separate shower and bath with a view
- * Multi-purpose space can be converted easily into a 2nd bedroom
- * 2 full bathrooms with walk-in showers and ensuite with additional bath
- * 1 car space in secure underground garage + storage cage (2mx2m= 4 sqm)
- * Separate laundry room
- * Gourmet kitchen with gas cooktop & S/S appliances, waterfall marble island bench
- * 30 sqm covered balcony with all weather shutters
- * Ducted air conditioning, reverse cycle
- * New Marine grade lights throughout
- * Tinted windows

Building Facilities:

- * Fully secured building in two Towers (4 per floor) (two lifts per tower)
- * Tennis Court
- * Golf Driving Practice Net
- * 25 metres swimming pool
- * Spa, sauna and steam room
- * Teppanyaki pavilion
- * Barbeque area on level 2 overlooking the Broadwater
- * 2 Zen gardens
- * Gymnasium
- * Executive residents lounge with wine bar
- * Cinema room
- * Billiard room
- * Onsite manager

The Numbers:

- * Body Corporate: around \$9,900 per year net inclusive insurance
- * Council Rates: around \$2,220 per year
- * Water Rates: around \$1,350 per year

Residential only building, is primly positioned; just 3 mins walk to public transport, 15 mins drive to the M1 and just 5 minutes away from either Harbour Town Shopping



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Center/Entertaining & Dining Precinct, Runaway Bay Shopping Center, Southport CBD, Gold Coast University Hospital and Griffith University.

Contact Ana Tulloch on 0439 343 432 to organise your private viewing.

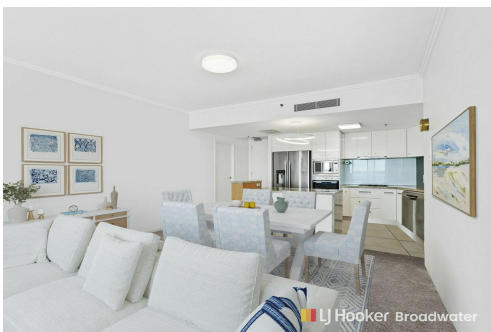
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More About this Property

Property ID	2NQCF3E
Property Type	Apartment
House Size	113 m ²
Including	Air Conditioning Dishwasher Outdoor Entertaining

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UNIT TYPE B3



706/300 Marine Parade
LABRADOR

1 Plus 1 | 2 | 1 Plus Storage

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