



Labrador, 807/378 Marine Parade

MODERN AND BRIGHT LIVING BY THE BROADWATER

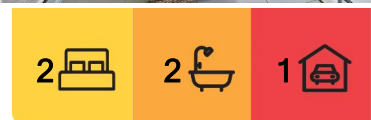
Simply the best Broadwater apartment for your money! Perfect opportunity offering best lifestyle living directly across the magnificent beaches and parks of this pristine natural asset. Secure now your piece of paradise and start enjoying all what the area has in offer!

Positioned on level 8 with on the sought after residential only COAST SOUTH building it offers a generous floorplan with a great size 15 sqm balcony to rejoice outdoor living and entertaining. The property has a large open plan living/ dining with large ceramic tiles with beautiful kitchen including multiple two-pack cupboards, large breakfast benchtop, European stainless steel appliances, integrated dishwasher and gas cooking, with direct access to the phenomenal entertainers balcony through the floor to ceiling glass sliding doors, creating an indoor-outdoor lifestyle.

Plenty of relaxation time with fantastic views over the Oval park and mountain ranges as well to the mesmerizing Broadwater... Its location gives you all what you desire and need



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
\$850,000 Plus Offers

View
By Appointment

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

LJ Hooker Broadwater
(07) 5537 1311

at your fingertips. Note this property is tenanted until October this year.

Features you will love:

- * Large tiled open plan living
- * 2 bedrooms (Master with ensuite)
- * 2 Bathrooms (main with bath)
- * Fantastic balcony of around 15 sqm with side views to park and water
- * Beautiful kitchen is Chef's delight
- * Ducted-air-conditioning & reverse cycle
- * Ceiling fans
- * Residential building with 2 lifts and direct access to carpark for 1 car and potential storage
- * Large 25 meter pool
- * State-of-the-art gym
- * BBQ facilities and direct access to park/oval/waterfront

The Numbers:

- * Body Corporate around \$130 per week
- * Council Rates around \$2,200 per year
- * Rental Appraisal \$850 per week

Contact Ana Tulloch on 0439 343 432 today to arrange your private inspection.

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	2NYZF3E
Property Type	Apartment
House Size	99 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes

Ana Tulloch 0439 343 432
Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
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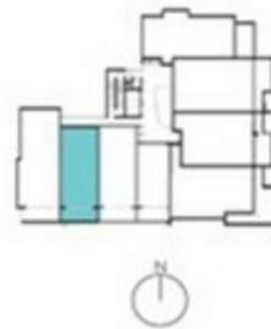
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Internal 84 sqm | External 15 sqm | **TOTAL 99 sqm**

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