



## Labrador, 904/372 Marine Parade

### MODERN EASY LIVING, UNINTERRUPTED BROADWATER VIEWS

Situated on the 9th floor directly opposite the iconic Broadwater, this exceptional 6-year-old apartment captures stunning south-facing views of the city skyline, water, parklands, and mountains. Located just steps from scenic Broadwater, vibrant cafés, walkways and popular restaurants, it offers the ultimate in lifestyle convenience. With access to resort-style facilities, this sophisticated residence is ideal for downsizers or first home buyers seeking comfort, style, and a low-maintenance coastal lifestyle.

Open-plan living and dining area includes a well-appointed kitchen featuring stylish joinery, gas cooktop, premium BOSCH appliances, a mirrored splashback, and ample cupboard space. Living seamlessly extends to a generous, covered balcony - perfect for year-round enjoyment - offering uninterrupted 180-degree views from the water, city skyline and to the mountains. The spacious master bedroom boasts a built-in-robe and a stunning ensuite, enhanced by breathtaking views.



**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**  
Offers Over \$790,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Broadwater**  
**(07) 5537 1311**

Additionally, the property features a European-style laundry, tiled living areas, plush carpeted bedrooms, ducted and zoned air conditioning, and secure parking for one vehicle. Currently tenanted until mid September 2025.

Featuring:

- \* 2 generous bedrooms (Master with ensuite and views)
- \* Second bedroom with direct access (2 way) to main bathroom
- \* Innovative kitchen with gas cooktop, Bosch appliances & mirrored splashback
- \* State of the Art bathrooms with stylish finishes & toiletry cabinets
- \* European laundry facilities with dryer
- \* Ducted air-conditioning zoned
- \* Good size balcony with glass balustrade to enjoy the uninterrupted 180 degrees views
- \* High quality fixtures and finishes throughout
- \* Acoustic treatments exceeding Australian Standards
- \* Fully secured building
- \* 1 garage in underground carpark with car lift access
- \* Body Corporate around \$120 per week (inclusive insurance, Sinking & Admin Funds)
- \* Full Disclosure Statement available on request
- \* Currently tenanted until 19th September. New Rental appraisal \$800 per week

Building Amenities include:

- \* Residents lounge
- \* Inground pool
- \* Sauna
- \* Fitness Centre
- \* Children's indoor play area
- \* BBQ facilities
- \* Secure residents parking with car lift access
- \* Visitors parking
- \* Onsite manager

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.



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## More About this Property

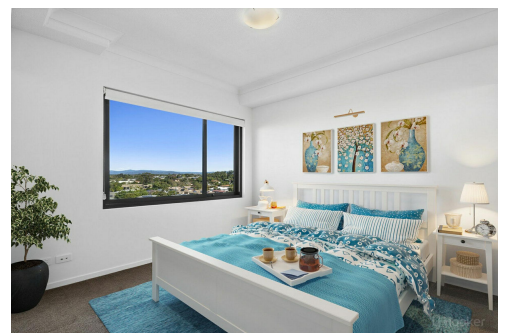
Property ID	2NX7F3E
Property Type	Apartment
Including	Ensuite Air Conditioning Toilets (2) Intercom Pool Gym

### Ana Tulloch 0439 343 432

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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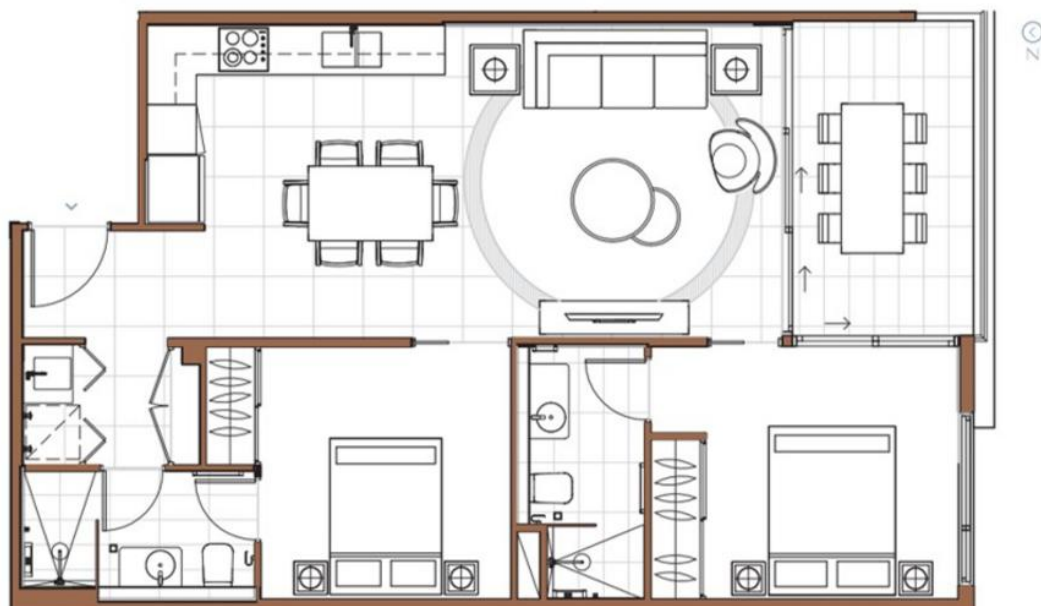
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THREE  
72  
MARINE

GOLD COAST  
QUEENSLAND  
AUSTRALIA



ANIKO  
www.aniko.com.au

INTERNAL	70 SQM
EXTERNAL	09 SQM
TOTAL	79 SQM

UNIT D - SOUTH FACING  
2 BEDROOM

BEDROOMS	2
BATHROOMS	2
PARKING	1

