



20/24 Imperial Parade, Labrador

Three Levels. Two Cars. One Incredible Lifestyle.

For those seeking a home that offers far more than just four walls, this recently built three-level townhouse presents an exceptional opportunity to secure contemporary, low-maintenance living just metres from the Broadwater Esplanade and beach. Whether you're entering the market for the first time, investing in a highly desirable coastal location or downsizing the maintenance while upgrading the lifestyle, this is an opportunity that delivers on every front.

Thoughtfully designed across three spacious levels, the home offers an impressive combination of separation, functionality and everyday comfort. Adding to its appeal is the rare inclusion of two secure car spaces, complemented by excellent ground-level storage and a private outdoor courtyard, features that are increasingly difficult to find in modern coastal living.

The ground level has been designed with practicality in mind, providing secure parking, valuable storage and direct access to the private courtyard. For downsizers, there is room to accommodate the cars and belongings without sacrificing convenience; for first home buyers, it provides the functionality to grow into; and for investors, these highly sought-after features only strengthen the property's long-

2 2 2

FOR SALE
Three-Level Townhouse, Contact Agent Today!

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS
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AGENCY
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(07) 5534 4033

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Interested parties must rely solely on their own enquiries.

LJ Hooker

term appeal.

Ascending to the main living level, the atmosphere immediately shifts to light, openness and effortless coastal living. A desirable northern aspect welcomes an abundance of natural light throughout the day, while the open-plan kitchen, living and dining area creates a central space designed for both entertaining and relaxed everyday life.

The contemporary kitchen connects seamlessly with the generous living and dining areas, while almost floor-to-ceiling glass sliding doors draw the outdoors in and create a natural transition to the private balcony. Filled with sunlight and fresh coastal air, this entire level feels open, inviting and wonderfully connected.

The balcony becomes a genuine extension of the living space, perfect for a morning coffee, entertaining friends, enjoying an afternoon drink or simply unwinding after a day spent beside the water. It is a layout that embraces the very best of modern Gold Coast living, where indoor comfort and outdoor lifestyle come together effortlessly.

Privately positioned on the upper level are two generous bedrooms and two bathrooms, offering excellent separation between accommodation. The north-facing master suite captures beautiful natural light and is complemented by a timeless ensuite, while the second bedroom is positioned on the opposite side of the level and enjoys access to a convenient two-way bathroom. Whether accommodating guests, housemates, family or creating additional flexibility, the layout has been intelligently considered.

For investors, the combination of modern construction, low-maintenance living, two-car accommodation and proximity to one of the Gold Coast's most desirable lifestyle destinations creates an exciting investment proposition. The versatility of the floorplan and broad buyer and tenant appeal further underline the long-term attraction of this coastal address.

For downsizers, this is an opportunity to simplify without compromise. Trade the constant upkeep of a larger home for weekends spent enjoying the waterfront, while retaining genuine space, privacy, storage, two-car accommodation and multiple outdoor areas. This isn't about downsizing your lifestyle - it's about making more room for it.

And then there's the location, arguably the home's greatest luxury!

With the Broadwater Esplanade just metres from your doorstep, morning walks along the waterfront, cycling beside the water, a swim at the beach, coffee with friends or relaxed afternoons by the Broadwater can all become part of everyday life. With cafés, dining, recreation and the coastline within easy reach, this is the kind of address that encourages you to leave the car parked and embrace everything that makes the Gold Coast lifestyle so highly sought after.

More than simply a modern townhouse, this is an opportunity to secure a lifestyle. For first home buyers, it's an exciting entry into coastal property ownership. For investors, it's a modern, low-maintenance asset in an enviable lifestyle location. For downsizers, it's the chance to reduce the upkeep while upgrading the way you live.

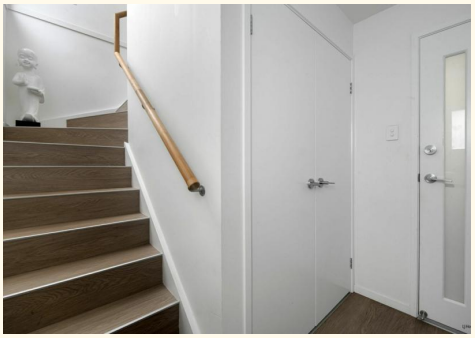
Downsize the maintenance. Upsize the lifestyle. Invest in the location.

Opportunities offering this combination of modern living, functionality and proximity to the water are increasingly difficult to find. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

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Weekly Rental Appraisal: Approx. $900 p/w - $950 p/w
Body Corporate Levies: Approx. $74 p/w

- Just metres from the Broadwater Esplanade & beach
- Recently built three-level coastal townhouse
- 250m from Esplanade
- Exceptional opportunity for first home buyers
- Perfectly suited to young couples entering the market
- Rare two-car accommodation with secure parking
- Ground-level storage for added practicality
- Private outdoor courtyard
- Desirable northern aspect capturing an abundance of natural light
- Spacious open-plan kitchen, living & dining
- Contemporary kitchen seamlessly integrated into the living space
- Almost floor-to-ceiling glass sliding doors
- Seamless indoor-outdoor connection
- Private balcony adjoining the main living area
- Two generously proportioned bedrooms upstairs
- Two bathrooms across the accommodation level
- North-facing master bedroom
- Timeless private ensuite to the master
- Second bedroom privately positioned on the opposite side of the upper level
- Convenient two-way second bathroom
- " Embrace the Gold Coast's incredible outdoor lifestyle
- " Cafés, dining, recreation & everyday amenities close by
- Leave the car at home and enjoy the coastal lifestyle on foot
- Modern living, exceptional location & genuine lifestyle appeal











Disclaimer:
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MORE DETAILS

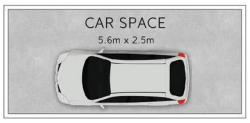
Property ID	1X6NF47
Property Type	Townhouse
House Size	145 m2

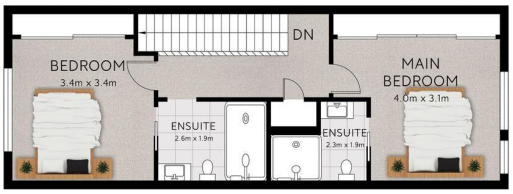
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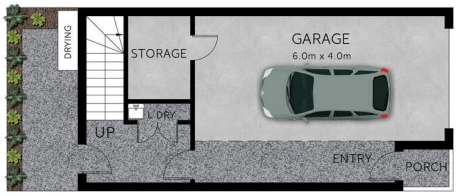
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NORTH





SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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20/24 Imperial Pde
Labrador

2
2
2

Internal: 130m²
Covered External: 15m²
Total Floor Area: 145m²

felt
IMAGERY

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www.feltimagery.com.au

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