



Labrador, 207/392 Marine Parade

Spacious Unit Within Metres To Broadwater!

Discover the epitome of coastal living at Sandcastles, a sought-after oasis nestled along the shimmering Broadwater. Calling all investors, first home buyers, and those looking to downsize - this stunning unit offers the perfect blend of luxury and convenience!

Your Dream Home: Step into a world of elegance as you enter this spacious unit. The large open plan living and dining area seamlessly flow to your outdoor balcony!

A Gourmet Haven: Indulge in the pleasures of a well-equipped kitchen featuring modern amenities, including a dishwasher, ample storage space, and a cleverly concealed hideaway laundry. Cooking will be an absolute delight!

Your Private Retreats: The master bedroom exudes comfort and sophistication with a walk-thru robe and a private ensuite. The second bedroom comes complete with a built-in robe, making it perfect for guests or as a cozy home office.



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.

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For Sale
Under Contract

View
ljhooker.com.au/2N16F3E

Contact
Bailey Hyland
0412 637 674
bailey@ljhbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

Your Oasis of Comfort: Enjoy a cool and relaxing environment all year round, thanks to the air-conditioned living and dining area.

Convenience at Your Doorstep: Rest assured, parking will never be a hassle with one underground car space and multiple visitor parks available.

Investment Potential: Investors, listen up! This unit has the potential for a sound return on investment.

Resort-Style Amenities: Indulge in the luxurious lifestyle of Sandcastles with an array of exclusive facilities at your disposal. Immerse yourself in the refreshing resort-style pool with a soothing spa, or host memorable gatherings at the spacious Gazebo equipped with multiple BBQs. For the game enthusiasts, a Games Room awaits with a pool table and arcade games for endless entertainment.

A Healthy Lifestyle: Keep your fitness goals on track at the on-site gymnasium overlooking the inviting pool - a great way to stay motivated and enjoy your workouts.

Peace of Mind: With friendly onsite managers and a well-organized Body Corporate, you can relax and relish the comforts of a hassle-free living experience.

Prime Location: Situated in the heart of the Gold Coast, this unit offers unbeatable convenience! Stroll to multiple local cafes and restaurants, savour fresh seafood at Charis Seafood, or catch up with friends at The Grand Hotel or any of the many local cafes and restaurants. Enjoy leisurely days at the nearby Labrador boat ramp, or take advantage of the breathtaking Broadwater just moments away.

Features:

- * 2 Bedrooms With Built In Robes
- * 2 Bathrooms
- * Open plan kitchen, living, dining
- * Undercover Balcony
- * Pool
- * Gym
- * BBQ Area
- * Games Room
- * 1 Car Space
- * Body Corporate: Approximately \$100 per week

Don't Miss Out! This is your chance to own a piece of paradise at Sandcastles. Whether you're a savvy investor seeking solid returns or a first home buyer looking to embrace the Gold Coast lifestyle, this property ticks all the boxes.

Act fast and make this coastal haven your very own! Contact Bailey on 0412 637 674 now to secure your slice of heaven.

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 by third parties. We have obtained



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More About this Property

Property ID	2N16F3E
Property Type	Unit
Land Area	95 m ²

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207/392 MARINE PARADE LABRADOR

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Internal: 81m² | External: 14m² | Total: 95m²

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.

