

203/182-192 MARINE PARADE LABRADOR



## FOR SALE

**SIMPLE AND ELEGANT BEACH SIDE LIVING.  
CALL JANINE REDWOOD TO INSPECT TODAY -  
0419534436**

This tastefully updated apartment in the ever popular Crystal Bay Resort has endless water views and direct access to the beautiful Broadwater in Labrador. Move in and enjoy the water front lifestyle or take advantage of great rental returns.

#### Property Features -

- North-east aspect
- Broadwater views from every room
- Modern kitchen featuring stone bench tops, glass splash back, large pantry and dishwasher
- 2 bedrooms, master with walk through robe, mirrored built-ins in second
- 2-way bathroom accessible from both bedrooms
- Split system air-conditioning
- One secure car park
- Pool, heated spa, sauna and steam room
- Barbeque area and gymnasium
- Ample visitor parking
- Direct access to walking, jogging and cycling paths
- Body Corporate Fees - Approximately \$80 per week
- Council Rates - Approximately \$1,800 per year
- Water Rates - Approximately \$800 per year
- Short walk or cycle to the world renowned Southport Aquatic Centre
- Minutes drive to medical, outlet shopping, world class dining and much more
- Public transport within metres

Call today to arrange your private inspection JANINE REDWOOD 0419 53 44 36

**2 BED | 1 BATH | 1 CAR**

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A

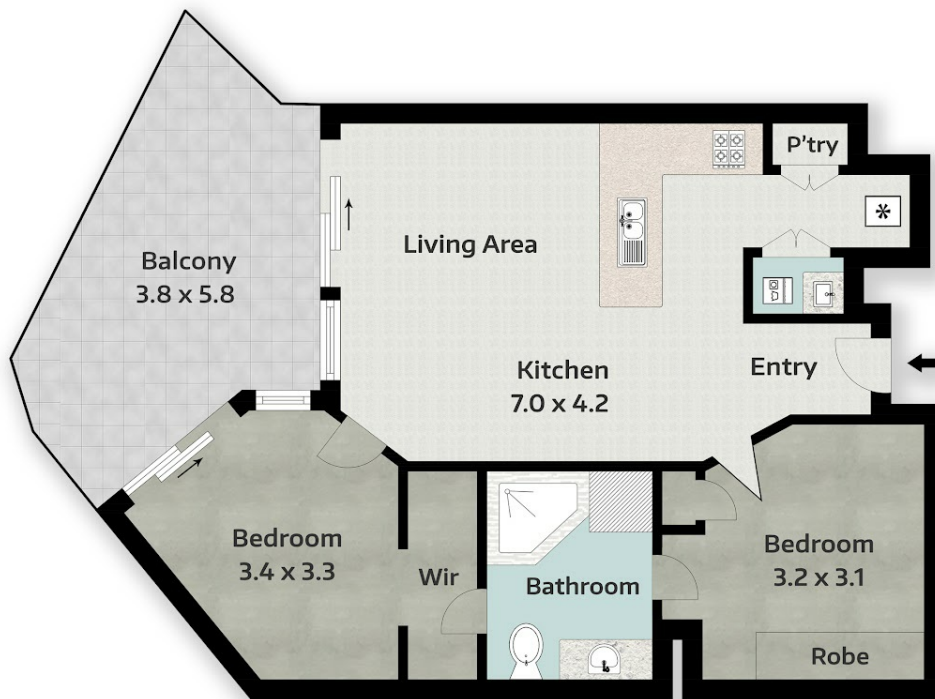


**Janine Redwood**

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203/183 Marine Parade, Labrador  
 INTERNAL FLOOR AREA 51.8m<sup>2</sup>  
 EXTERNAL FLOOR AREA 13.7m<sup>2</sup>  
 TOTAL AREA 65.5m<sup>2</sup>



Janine Redwood 0419 534 436

Whilst every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.picsandmortar.com](http://www.picsandmortar.com)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.