



# FOR SALE

## A MULTI-LEVEL TOP FLOOR UNIT CAPTURING VIEWS OF BROADWATER

Perched up high on the top two floors of the Santa Fe By The Broadwater unit block, this multi-level apartment must be seen to be believed. Perfectly situated just 40 meters from the Gold Coast Broadwater, buyers will fall in love with all that this scenic waterfront location has to offer including kilometres of white sandy beaches and walking paths that overlook crystal clear water. Additionally, with an abundance of sensational local cafes and restaurants conveniently located within walking distance of your front door, life does not get much better.

Offering a central open plan living area with a south easterly aspect, this light and airy unit captures an abundance of natural light and a beautiful year-round coastal breeze. Better yet, this sensational unit boasts an enormous master bedroom suite that spans the entire top level and includes plenty of space for a second living area/parents retreat, a private balcony with views of the Broadwater, an expansive built-in robe with sliding mirror doors and an immaculate ensuite. This uniquely designed unit sure is one-of-a-kind!

This property has an estimated rental return of \$580 to \$630 per week.

### Property features:

- A spacious open-plan living area that flows seamlessly outside to your own private balcony;
- A large modern kitchen with stone bench tops and stainless steel appliances;
- An expansive master suite spanning the entire top floor including a parent's retreat with a balcony and views of the Broadwater, an expansive built-in robe with sliding mirror doors and an ensuite;
- Two additional bedrooms on the lower level including ceiling fans and built-in robes;
- A spacious main bathroom and laundry;
- One secure single underground car space with direct access to the unit;
- Hot and cold reverse cycle air conditioning situated in the living area and master suite for comfortable climate controlled living;
- Low maintenance resort style living with a swimming pool, spa, barbecue area and gardens maintained by the live onsite caretaker; and
- NBN high-speed internet available.

This one-of-a-kind unit will not last long, so make sure you come along and see this property for

3 BED | 2 BATH | 1 CAR

PRICE:  
\$540,000

OPEN FOR INSPECTION:  
N/A



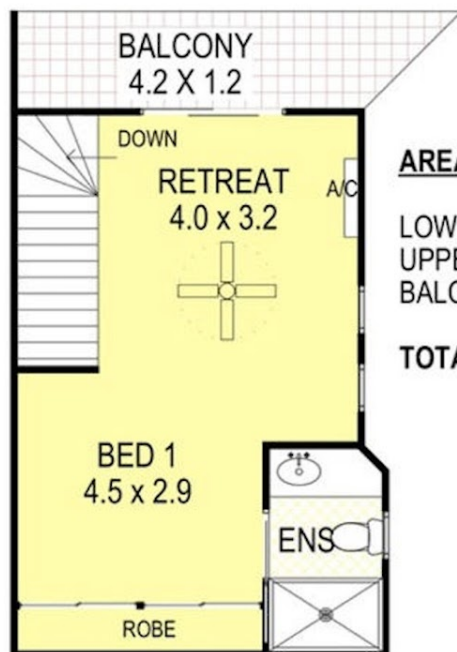
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## UNIT 13 7 - 9 ROBERT STREET LABRADOR



### AREAS

LOWER LIVING  
UPPER LIVING  
BALCONIES

66m<sup>2</sup>  
30m<sup>2</sup>  
15m<sup>2</sup>

### TOTAL

111m<sup>2</sup>

Note While every endeavor has been made to verify the correct detail in this brochure, neither the Agent nor Seller or contracted illustrator accept liability for any error or omission. Prospective Buyers should make their own enquiries and form their own judgement on this property.

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.