



# FOR SALE

## HAVE THE BEST OF BOTH WORLDS - AN INVESTMENT & HOLIDAY UNIT

This beautifully appointed Apartment in the Sandcastles Resort on the Broadwater that epitomes Gold Coast living offers you both the unique opportunity to indulge in a regular Gold Coast Holiday as well as providing you with healthy rental returns when you are not in residence.

The astute & savvy Investor will appreciate the true value of this "lifestyle" property especially now that this part of the Gold Coast is being highly sought after & recognised for its future growth potential.

Sandcastles exclusive facilities are at your disposal, you can choose from the massive resort-style pool & spa to entertaining at the spacious Gazebo equipped with multiple BBQs, for the game enthusiasts, a Games Room with a table tennis table & arcade games and for the fit minded, a gym to release those endorphins.

With location & convenience being top of the list for Buyers, this Units location certainly delivers. Stroll along the Broadwater or to multiple local cafes and restaurants, savour fresh seafood at Charis Seafood, or catch up with friends at The Grand Hotel. You are also only 10 minutes to the centre of Surfers Paradise, 15 minutes to any of the Gold Coast's major theme parks, and five minutes from international shopping outlets and supermarkets. If you prefer public transport, the bus stop is outside the Complex and the G Link Rail is 7 minutes away.

Located on the 2nd floor with Broadwater glimpses, this unique residence has clearly benefited from the owners' very stylish & well thought out renovation. Beautifully presented with stylish furniture, this Unit welcomes you in with a big hug and providing you with a private sanctuary in which to relax & unwind. From the spacious chef's kitchen through to the open plan living/dining room, a sense of ease and serenity prevails. A lovely & private balcony beckons you out to enjoy those Broadwater glimpses over the well-established gardens...a place to truly relax and enjoy. The size of the Master Bedroom and its En-suite Bathroom will pleasantly surprise you as will the ingenious setup of the internal laundry.

The Owner prefers to sell this Unit fully furnished; an Inventory will be provided upon request.

1 BED | 1 BATH | 1 CAR

### PRICE:

Seeking Expressions of Interest

### OPEN FOR INSPECTION:

N/A

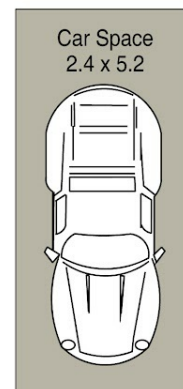
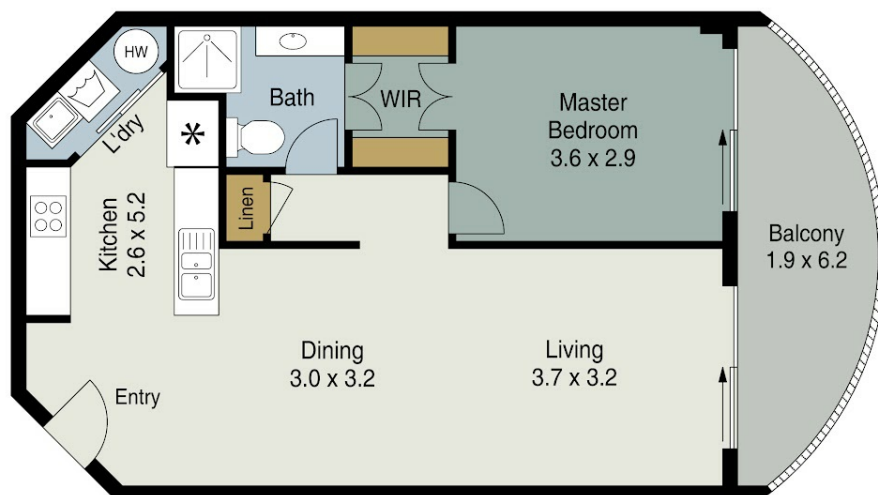


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221 /392 Marine Parade, **LABRADOR**

Int : 56m<sup>2</sup>  
Ext : 21m<sup>2</sup>  
Total : 77m<sup>2</sup>

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

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.