



# FOR SALE

## BROADWATER HAVEN - SPECTACULAR PANORAMIC VIEWS

Perched on the 5th floor of the prestigious Marine Parade address, this sophisticated apartment invites you to explore this beautiful 2-bedroom and generous study, 2-bathroom apartment, which provides an exceptional coastal lifestyle in one of the Gold Coast's most sought-after waterfront locations.

With 168 square meters of thoughtfully designed living space and two secure basement car spaces, this residence presents the perfect blend of modern convenience and seaside serenity.

Step inside to discover spacious interiors that capture the essence of contemporary apartment living. The two generously proportioned bedrooms offer comfortable retreats, and the floorplan has been designed with both bathroom configurations to ensure privacy and convenience for residents and guests alike. The well-appointed layout maximises the natural light and creates an inviting atmosphere throughout.

Your waterfront lifestyle awaits just moments from your door, with Marine Parade's scenic walkways and the stunning Gold Coast Broadwater creating a picturesque backdrop for daily life. The building's prime position places you at the heart of Labrador's vibrant coastal community, where fishing enthusiasts can cast a line into waters renowned for their abundant marine life.

### Features -

- \* Two secure basement car spaces providing protected parking
- \* Generous Storage Cage
- \* Spacious 168 square meter floor plan
- \* Two Bedrooms
- \* Spacious study with Broadwater and City views
- \* Two bathrooms
- \* Fifth-floor elevation with sprawling Broadwater and City views
- \* Prime Marine Parade positioning with restaurants and cafes below
- \* An amazing array of resort-style facilities to enjoy, including the Residents' Lounge
- \* On-site manager and full-time caretaker on site.

2 BED | 2 BATH | 2 CAR

PRICE:

\$1,750,000 Negotiable

OPEN FOR INSPECTION:

Apr 4 at 12:45pm - 1:30pm



**Trina Henry**

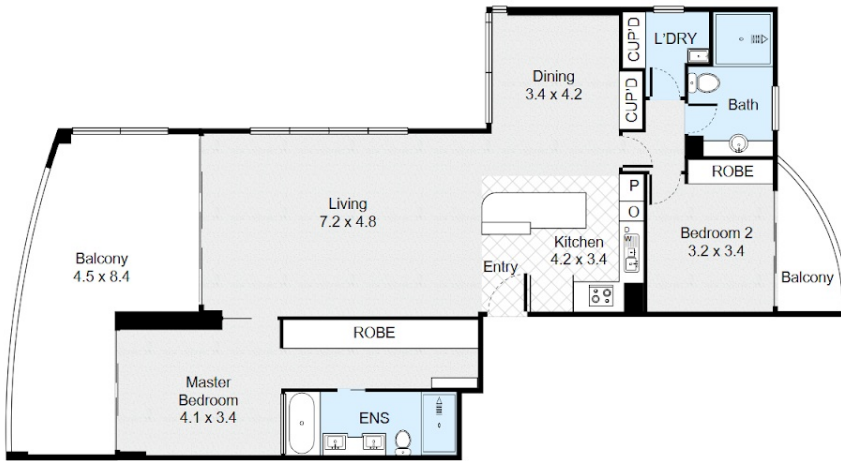
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# Unit 507, 300 Marine Parade, Labrador

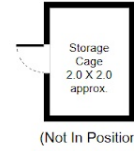
2 Bed 2 Bath 2 Car



FLOOR PLAN



CAR SPACE



Total : 168m<sup>2</sup>



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and 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.