RE/MAX Property Centre



FOR SALE

505/372 Marine Pde
LABRADOR

3 7 2 M A R I N E









BEST OFFER

BEST OFFER OVER $825,000

Make an offer or “watch” the sale. To begin, scan this QR Code with your smart phone.
Or visit: www.openn.com/kevinbrown

For security and transparency we use the **Openn** platform for offers. The seller can accept an offer at any time without notice to other interested parties. To avoid missing out, please register and submit your best offer early! Remember to do your own checks and seek independent legal advice.



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RE/MAX Property Centre
Each office independently owned and operated



Unit 505, 372 Marine Pde LABRADOR

2 2 1

WAKE UP TO THE WATER, RETIRE TO THE LIGHTS

Offering a beautiful outlook both day and night, this 5th floor apartment is fresh light-filled and ideally positioned opposite the magnificent Broadwater. The southern aspect provides a serene leafy outlook towards the water with the added drama of a sparkling city skyline by night.

Well designed with ample storage and superb finishes (including stone benches, NBN and gas cooking), you will appreciate the contemporary feel and relish in the excellent array of lifestyle amenities on offer. A boutique complex, "372 Marine" is predominantly owner-occupied making this a wonderful residential address with a strong sense of 'community'. Boasting parks on two sides, the building has real "room to breath" and the close proximity to open green spaces, Broadwater, University, Hospital and train are a huge draw factor.

- Intercom and excellent security to building and floor
- Stone bench, gas cooking and Bosch appliances
- Swimming pool, sauna, propert gymnasium + creche
- Podium entertaining level for residents
- Single secure basement parking accessible via car lift
- Opposite parks, water and handy to a range of dining

Size: 80m2 total*

Zone: High density residential

Year Built: Completed 2019

Floor: Five (14 levels with 118 units)

Car park: Basement 2 "67"

Aspect: South from balcony

Rates: $3,158.15 per year*

Water: $1,422.56 per year*

Strata: $7,189.60 per year
Discount 20% if paid on time ($5751.68 per year)

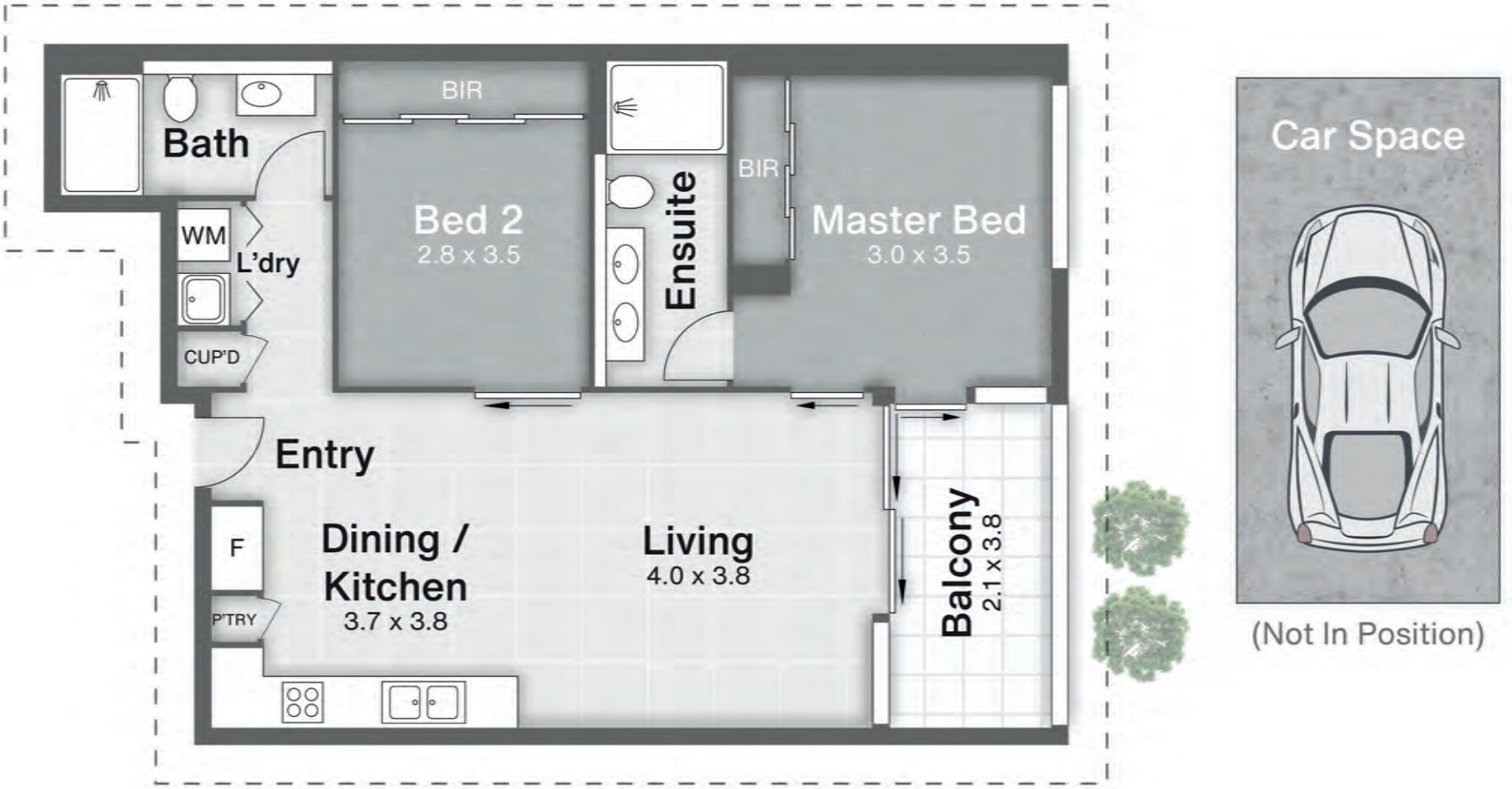
Insurance: $613.44 per year

Sinking Fund: $379,101.77* (at 23.04.26)

Rental (actual): $800 per week
20 July 2026 - 19 July 2027

Scan QR Code for more details

All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. Figures are approximate only.



505/372 Marine Parade **LABRADOR**

2 | 2 | 1 | 80m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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