

# 1/38 Imperial Parade, Labrador, Qld 4215



## Sold Unit

Wednesday, 10 January 2024

1/38 Imperial Parade, Labrador, Qld 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Shane Harry  
0755779999

**\$385,000**

Welcome to 1/38 Imperial Parade, where an exceptional real estate opportunity awaits in the heart of a high-growth locale. This impeccable property boasts a perfect blend of comfort, convenience, and potential, making it a standout gem in the market. Nestled on the ground level of a well-maintained building, this 1-bedroom, 1-bathroom configuration ensures easy accessibility with no stairs to navigate. The property exudes an aura of neatness and tidiness, providing a charming ambiance from the moment you step inside. A true highlight of this property is its current tenant, offering a substantial rental return of \$400 per week. With the lease extending until 09/06/2024, this translates to a steady and reliable income stream, making it an enticing prospect for both seasoned investors and those new to the real estate landscape. Situated in a high-growth area, this property is more than just a place to reside - it's an investment in the future. The opportunity for future development adds an exciting dimension to the property's value, allowing your imagination to envision its potential transformation. The strategic location of this haven is yet another feather in its cap. Within minutes, you can find yourself at the picturesque Broadwater, where sunsets paint the sky in breathtaking hues. The renowned Harbour Town beckons with its shopping and dining delights, providing the perfect blend of leisure and convenience. And if you're in search of city vibes, the Southport CBD is just a stone's throw away, ensuring that every necessity and luxury is within easy reach. The importance of a physical visit cannot be understated. To truly grasp the essence of this property, its potential, and its unique charm, an in-person inspection is critical. We invite you to reach out to Shane Harry, our dedicated real estate professional, who will be delighted to arrange a viewing at your convenience. In summary, 1/38 Imperial Parade offers not just a home, but a smart investment opportunity in a rapidly developing area. With its current rental income, convenient layout, and future development prospects, this property is a canvas of possibilities waiting to be explored. Contact us today to take the first step toward making this exceptional property yours.