


1/5 Proud Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Townhouse For Sale

Tuesday, 30 April 2024

1/5 Proud Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Ana Tulloch
0755371311

\$499,000 plus offers

NEW TO MARKET. Seize this opportunity to secure this outstanding ground floor property at an absolute entry level price to market. Perfect investment if you are a savvy investor or first home buyer, this property offers a convenient and sought after location. Small complex of only 13 residences (from 1 to 2 bedroom properties) on an outstanding 1,621 sqm block, only one street to the magnificent Broadwater beach and parklands. You will be pleasantly surprised as soon as you enter this comfortable 2 bedroom residence. Nice, neat, bright and airy, unit 1 is positioned at the front of the complex offering privacy and convenience. Timber like floorboards in living for easy and low maintenance. Both bedrooms have been upgraded with mirrored built-in robes and ceiling fans. Bathroom has separate toilet for easy living and even has a separate laundry. One of the great advantages is the very low Body corporate and of course its prime location. Location and potential should not be understated... At the present this property is tenanted by a great long term tenant with lease until August. Features: * Ground floor North facing apartment in small complex located at the front for privacy and convenience * 2 good size bedrooms with BIR and ceiling fans * Open plan kitchen with plenty of cupboards * New hot water system and appliances * Air-conditioning unit in living (can serve the whole property) * Bathroom with shower and separate toilet * Laundry room off the bathroom * Security screens on doors and windows * Very low maintenance complex and property * Shared backyard in the complex offers plenty of room for clothesline * Complex has plenty of space and includes off street parking for 1 car in shared private front area, easy street parking without restrictions for a second car if required. The numbers: * Body corporate \$2,687 per year (around \$52 per week) * Council Rates for investor around \$2,415 per year * Water Rates around \$1,500 per year * Current rent is \$480 per week with lease finishing in August * Updated rental appraisal show \$520 per week. Call Ana Tulloch on 0439 343 432 for further information and to organise your inspection, as soon as possible, as this property will not last long. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.