

**11/8 Proud Street, Labrador, Qld 4215**

**Sold Unit**

Thursday, 4 April 2024



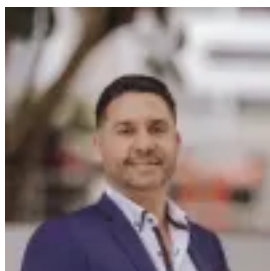
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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**\$620,000**

Don't let this opportunity slip through your fingers! This property will be sold quickly! 350 metres from the pristine Gold Coast Broadwater. Step into the Gold Coast lifestyle in this beautiful property, where every detail caters to your comfort and enjoyment. Nestled in the heart of the Gold Coast, this 2 bedroom, 2 bathroom unit with 2 car spaces and spacious cage storage offers more than just a place to reside – it presents a great lifestyle. From the moment you step inside, you will be impressed by how amazingly well-looked-after this property is. With brand-new carpeting and a spacious open-plan living/dining area that seamlessly connects to a large balcony overlooking the swimming pool, you will be surely impressed by its uniqueness and perfect positioning. Your new property features top-notch finishes throughout, including a modern kitchen equipped with stainless steel appliances and stone benchtop. With air conditioning ensuring year-round comfort, this residence boasts a master bedroom with ensuite and double vanity offering a private second balcony where you can enjoy your morning coffee or evening beverage under the stars. With a rare double secure underground parking, you can rest easy knowing your vehicles are well-protected. Next to it, you will find a large storage cage where you can store your marine toys and extras. Features you will enjoy, include: \* Brand new carpeting throughout \* Master bedroom with ensuite, double vanity and private balcony \* Secure 2 car spaces with large cage storage \* Open plan living with air con \* Swimming pool, BBQ area with great manicured gardens \* Rental appraisal - \$690 - \$740 per week But it's not just the unit that impresses – Labrador's location and the building facilities are a must-have. Take a dip in the spacious pool, or simply relax in the manicured gardens, where you can also have enough space to entertain your friends and family. Financially savvy investors will appreciate Gold Coast's current rental market and the low body corporate fees. Convenience at its best, with easy access to Griffith University, Surfers Paradise, and beyond. Whether you're strolling along the Broadwater, or soaking up the sun at Main Beach, Labrador puts the best of the Gold Coast at your fingertips. Location, location, location: \* 350 Metres from Broadwater \* 4.5 KM from Gold Coast University Hospital \* 4 KM from Surfers Paradise Beach \* 2.6 KM from Australia Fair Shopping Centre \* 2.9 KM from Southport Light Rail Station \* Multiple cafes, gyms, shops and everything you need at your fingertips. Seize the opportunity to experience the best of both worlds with luxury living and coastal convenience. This property won't last long, so act fast and make it yours today! \*IMPORTANT\* WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THE INFORMATION CONTAINED IN THIS MARKETING, Grow&Co Property Agents WILL NOT BE HELD LIABLE FOR ANY ERRORS IN TYPING OF INFORMATION. ALL INFORMATION IS CONSIDERED CORRECT AT THE TIME OF ADVERTISING.