

**13/13-23 Bright Avenue, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Unit**

Wednesday, 3 April 2024

13/13-23 Bright Avenue, Labrador, Qld 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ana Tulloch  
0755371311

**\$452,111**

Nestled in one of the best located complexes in the area, and only a stones throw to the magnificent Broadwater and Parklands. PEBBLES apartments offers a fully secured complex, modern, secluded, quiet and surrounded by lush oasis style gardens. Terrace 13 is positioned perfectly on elevated ground floor with a small but practical and private courtyard and direct access to the basement secured parking, resort style pool and BBQ facilities. Bright and sunny position with open plan living/dining, a modern and large kitchen with lots of storage and your private large balcony with your very own terrace! This is certainly a rare opportunity at entry level market price. Perfect for downsizers looking for lifestyle and security, first home buyers trying to get into the market or investors searching for a good return and LOCATION! Buyers will agree this property is a rare find which will suit many different needs. Practical floorplan, all usable space and very private. The complex is very well looked after, modern and secured and...only steps to the Broadwater beaches and parks. This property is tenanted until end of September 2024 for \$450 per week. Secure it now and move in later if you wish, or keep a savvy investment at the right price! Features: \* 1 generously sized bedroom with BIR \* Modern large kitchen with stone benchtops, breakfast bar and plenty of cupboards \* Separate pantry and new dishwasher \* Open plan dining/lounge room \* Combination bath/shower \* European laundry with dryer \* Small private courtyard with clothesline \* Secured underground carpark \* Split system AC to living room & bedroom \* Security screens The complex: \* Onsite managers \* Resort style lap pool & spa \* BBQ areas \* Fully secured \* Pet friendly \* Residential only The numbers: \* Body corporate around \$88 per week \* Council Rates around \$2,200 per year \* Water Rates around \$1,400 per year \* Tenanted until 30 September 2024 at \$450 per week Call Ana Tulloch on 0439 343 432 to organise your private viewing. 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.