


14/14-16 Proud Street, Labrador, Qld 4215

 LJ Hooker Broadwater

Unit For Sale

Monday, 27 May 2024

14/14-16 Proud Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Chris Ryan
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Interest Above \$589,000

First Open Home: Saturday 1st June 2024 @ 10am - 10.45am Important: This property is leased until mid November 2024. Welcome to your coastal retreat or investment opportunity, just moments from the serene Broadwater. This local top floor apartment is so close to the Broadwater & coastal living at its finest, offering a cool & breezy space perfect for shared living or a couple, or a strong investment for astute investor seeking a modern haven by the sea. From the moment you enter the hallway you start to smile! As you are lead to a spacious living & dining area, that follows into the a coastal infused kitchen equipped with a dishwasher, ample storage space as well as a seamlessly connected to alfresco undercover balcony - the ultimate spot for savoring your morning brew or afternoon relaxing glass of wine, amidst coastal breezes. Two generously sized bedrooms adorned with built-in wardrobes and ceiling fans await, with the expansive main bedroom boasting a lavish walk-in wardrobe, ensuite bathroom, and direct access to the balcony where you can unwind in privacy. Nestled within a boutique block only 18 apartments, tranquility reigns supreme while you remain near the Gold Coast's finest attractions, including the picturesque Marine Parade Broadwater. Convenience is key, with public transport close by and Harbour Town Outlet shopping Centre. Venture beyond your coastal cocoon and discover a world of adventure awaiting at your doorstep. Wander through iconic Broadwater parklands, where the scent of saltwater mingles with the fragrance of coastal flora. Explore waterfront restaurants, cafes, and boutique shops, each offering a glimpse into the vibrant tapestry of coastal life. Property highlights include: * Top floor apartment at the front * 3 storey walk up building * 2 spacious bedrooms with ceiling fans * Master bedroom with an indulgent walk-in wardrobe and ensuite * Secure underground parking plus ample off-street parking * CCTV camera installed on all apartment levels & secure underground car park * Lockable storage case unit 14 * Air-conditioning in the main living area * Ceiling fans in both bedrooms * Smoke alarms installed & compliant to local regulations * Stylish kitchen with modern appliances, stone benchtops & subway tiles splash back * Prime location in a boutique apartment block near the Broadwater * Private balcony accessible from both the lounge and master bedroom * Close to local shopping centres, attractions, and a range of good state & private schools * Easy access to public transport and the M1 motorway * Tenants responsible for water costs Important things to know about this apartment & property: * Built 2016 * 18 units in total within the building * Weekly Body Corporate Fees \$60 approx. waiting on disclosure * Currently Balance in Sinking Fund \$106,398 as of 23rd May 2024 * GCCC Rates \$819.46 (6mths) * GCCC Water \$393.83 (4mths) * Total Apartment size: 80m2 * Weekly rental \$600 per week - lease in place until November 2024 * New rental appraisal \$640 - \$650 (Weekly) * Pet Friendly - 10kg with Body Corporate approval * Car space: No 14 * Short walk to the beautiful Broadwater Precinct * A copy of the Body Corporate Disclosure Statement available on request Don't miss your chance to make this apartment your new coastal sanctuary or your next smart investment! Please call Chris Ryan today at 0415 850 767 to schedule a private appointment or enquire about upcoming open homes. 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 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.