

14/28 Hunter Avenue, Labrador, Qld 4215



Unit For Sale

Wednesday, 12 June 2024

14/28 Hunter Avenue, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Unit



Brad Scott

0755646070

Openn Offers above \$499,000

FINAL OFFER STAGE Tues 25th June 2024 at 6PM (QLD Time) online at www.openn.com.au This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below**: <https://youtu.be/IAtZuNfrzB0> To take an Online 3D Tour of this property, please click on the link below**: <https://my.matterport.com/show/?m=iU5oXNBgFih> To watch a Video on how to place an offer on this property 24/7, please click on link below**: <https://youtu.be/pJ1Pg8IfqKg?si=kHFUbd2qsI4j4eQb> To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**: <https://anz.openn.com/app/p/cpfunq14f32rn313nsb0> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott Team would like to Welcome you to this new listing with a comfortable and convenient lifestyle in this charming 2-bedroom unit located at 14 / 28 Hunter Avenue, Labrador, in the "York Sands" complex. With its prime location and affordable price, this property is perfect for first-time homebuyers, downsizers, or investors looking for a solid investment opportunity. Featuring a spacious Top Floor open plan living area, this unit offers plenty of room for relaxation and entertainment. The well-appointed kitchen is equipped with modern appliances and ample storage space, making cooking a breeze. The bedrooms are generously sized and have built-in wardrobes, providing ample storage for your belongings. Situated in a quiet and well-maintained, fully gated and secure complex, this unit offers a peaceful retreat from the hustle and bustle of everyday life. Enjoy the convenience of a single carport space, ensuring your vehicle is safe and secure. Enjoy a lovely and relaxing pool for entertaining friends and family, all year round. Located in the heart of Labrador, this property offers easy access to a range of amenities. Take a leisurely stroll to the nearby parks along the Broadwater and enjoy the beautiful green spaces Labrador has to offer. The property is also conveniently located close to Charis Seafoods, The Grand Hotel, Harbour Town Shopping Centre, Chirn Park Shops, public transport, schools, shopping centres, and the stunning Broadwater. PROPERTY DETAILS Gold Coast City Council Rates: \$2,414* p.a. approx Gold Coast City Water Rates: \$1,310* p.a. approx Body Corporate: \$62* per week approx Sinking Fund: \$77,461 as at 6th June 2024 Currently Tenanted: at \$440 per week with Smart Real Estate until 03/08/2024 (Good long term tenant, but can definitely lease for more) Current Rental Appraisal: \$540* to \$600* per week Building Name: "York Sands" Unit in Complex: 18* Built: 1987** denotes approximations and/or measurements Don't miss out on this fantastic opportunity to secure an affordable and convenient lifestyle in Labrador. Whether you're looking for a place to call home or an investment property, this unit ticks all the boxes. Contact us today to arrange a private inspection and make this property yours. This amazing opportunity is priced to sell at a highly competitive value. For further information please contact your Local Labrador Area Experts Brad Scott or Wayne Haase.* NOTE: Some images have had furniture digitally added for marketing purposes and privacy of the occupants. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. The agent makes no claims or guarantees that all works at the property are building certified and/or council approved, and all prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.