


1404/41 Labrador Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Sold Apartment

Saturday, 19 August 2023

1404/41 Labrador Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Ana Tulloch
0755371311

\$1,100,000

UNDER CONTRACT Beautiful apartment with magnificent views without the price tag. Located on the 14th floor sub-penthouse level of the recently refurbished residential building at Park Shore, residence 1404 offers LOCATION, VIEWS and SPACE and a private and friendly community lifestyle by the beach. Building has been completed refurbished in and out and ready for your enjoyment. This is the perfect home for those downsizing who enjoy the amenities nearby with Broadwater beach or lagoon swimming enclosure, long relaxing and energising walks along the water's edge, parks and fine dining. All just at your doorstep. Inside the spacious and practical floorplan has the old world charm and character with a welcoming foyer, separate laundry room, modern chic timber floors and a central kitchen with views to impress. 3 generous bedrooms with BIR and views to water and city skyline by 3 covered balconies that encourage natural light and capture the welcoming breezes, providing cross-ventilation all year around. Be welcomed by the well appointed foyer into your residence with the warmth and practicality of beautiful floating timber floors. The 3 bedrooms have expansive views to and plenty of natural light. Spacious open living/dining area is the perfect space to embrace the stunning views. Private kitchen has been upgraded with stone tops and a clever combination of timber kitchen cupboards adds a sophisticated touch to the natural colour palette finishes. Complete with the building facilities, security and low body corporate, this property makes perfect sense! Features: * 3 bedrooms with BIR (main with ensuite) * 2 fully furnished bathrooms * Well designed kitchen with a view and new European stainless steel appliances * Double door stainless steel fridge * Open plan lounge/dining * Separate laundry room off the foyer with decorative barn door * Split system air conditioning * Ceiling fans throughout * 3 cozy balconies * Oak timber flooring * Plush carpets to all bedrooms * Oversized windows insuring natural light * Secure car park on podium level for 1 car * Pet friendly * Optional storage in carpark (over bonnet) * Boutique residential building Facilities include: * Large pool with surrounding cabana * BBQ facilities * Residents lounge * Fruit trees on common garden for residents enjoyment! The numbers: * Body Corporate is approx. \$156.00 per week (including Sinking, Admin and insurance) * Council Rates approx \$2,200 per year * Water Rates approx \$1,300 per year * Rental appraisal around \$900 per week Call Ana Tulloch today on 0439 343 432. 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 3 99809 5 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.