

16/125 Frank Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Unit For Sale

Tuesday, 30 April 2024

16/125 Frank Street, Labrador, Qld 4215

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Catherine Nutt
0755371311

\$379,000

Step into modern urban living with this tastefully renovated one-bedroom investment unit. Situated in a prime location, this unit offers both comfort and convenience, making it an ideal investment opportunity. The 31m² of floor space has been cleverly designed to enhance the sense of space and functionality of the unit. With a sleek design and contemporary finishes, the unit boasts a functional lounge/dining area with access to a private balcony. An attractive feature for the holiday makers to enjoy a morning coffee before heading out on a day sight-seeing on the Gold Coast. The bedroom offers a peaceful retreat, complete with ample natural light and built-in storage solutions to maximize space. Whether you're looking to add to your investment portfolio or searching for your first investment property, this unit ticks all the boxes. Don't miss out on this opportunity to own a stylish and functional investment property in a sought-after location. Schedule a viewing today and make this your next investment venture.

Property Features:

- * Overall floor area 31m²
- * Completely renovated - NOT just painted and flooring*
- * Water rates - approx. \$331 per quarter*
- * Land rates - \$1807.44 per half year*
- * Low Body Corp fees of approx. \$66.80 pw with a good sinking fund*
- * Single covered car park*
- * Resort facilities including swimming pool and BBQ area*
- * Convenience of a bus stop at your doorstep*
- * Well maintained building and gardens *
- * Experienced on-site manager*
- * Currently guaranteeing \$1,350.00 per month every month which is negotiable

Broadwater Keys is located only 50 metres to the Broadwater, cafes, restaurants and bus stop. Situated only minutes to the M1, Harbour Town Shopping Outlet and the Gold Coast University Hospital. This property offers the ideal investment opportunity in a prime position. Phone Catherine Nutt on 0433 247 690 for more details or to arrange an inspection.

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