

2/151 Frank Street, Labrador, Qld 4215

buymyplace

Unit For Sale

Monday, 15 April 2024

2/151 Frank Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



buymy place
1300289697

Offers over \$467,000

Phone Enquiry ID: 227537 This 2 bedroom ground floor unit is a short stroll to the iconic Labrador swimming beaches and children's playgrounds. The local Lagoon offers safe swimming options for both children and those who prefer calm waters rather than surf conditions. The whole family can feast on local cuisine boasting fresh prawns and fish at "Charis Seafood". Prefer a more formal dining experience? You will love the selection of restaurants and cafes within walking distance. Let local retailers such as The Grand Hotel, Tandoor Curry Hut, The Lazy Lobster and Kokonut Willy's treat your tastebuds. For the savvy Investor, why not land bank this unit as the future potential is unlimited? The complex is on a 863m² block, currently zoned High Density RD6, up to 53 storeys high. You do the sums !! Currently tenanted, lease expires 11/08/2024. Current rent \$475 per week. Plenty of opportunity to add more \$\$ based on current market conditions. Labrador vacancy rates are a record 0.5%. For the Owner Occupier, this is a perfect starter property with loads of potential to improve and add your own splash of personality. Property Attributes: 2 large bedrooms, both are built in. Neat and tidy kitchen with electric stove. Bathroom with shower / toilet. Open plan living Spacious enclosed patio - exclusive use for Number 2. Under cover parking for 1 vehicle Complex laundry facilities Body Corporate Levies (including Insurance) Approx. \$53pw Council Rates Approx \$47pw Water Rates Approx 29pw