

**2/39 Middle Street, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Unit**

Tuesday, 16 January 2024

2/39 Middle Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ana Tulloch  
0755371311

**\$442,000**

Looking for a sound investment? Look no further! This 2-bedroom ground floor unit is the perfect investment in this well-kept, double brick property with very low outgoings. A solid rental return of \$500 per week and a long-term tenant in place until October 2024. Sought after location by both owners and tenants with walking distance to renowned Broadwater beaches, parks, coffee shops and restaurants, a short drive to the Labrador Park Shopping Centre, Harbourn town and easy access to Gold Coast Hwy/Brisbane Road, with several public transport lines around the property. The apartment has great ventilation with North facing living. Both bedrooms are bigger size than average and have built-in robes. Large bathroom accommodates practical laundry. Building only has 8 units and sits on a large block of land of 916 sqm. Features: \* 2 spacious bedrooms + 1 full bathroom \* Carpet floors throughout (except wet areas) \* 1 Allocated carpark in private open space \* Low maintenance building in immaculate condition \* Body Corporate around \$4,300 per year (including building insurance) \* Council Rates for investor around \$2,400 per year. owner occupier around \$2,000 py \* Water Rates around \$1,300 per year \* Rented at \$450 per week until October 2024. Potential rental appraisal around \$500 per week. An investment property with this much to offer won't last long! Call Ana Tulloch today to secure your inspection and let this property become an effortless investment for you! 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 3998095 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.