


**25/10-12 Bath Street, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Unit**

Friday, 6 October 2023

25/10-12 Bath Street, Labrador, Qld 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Catherine Nutt  
0755371311

**\$426,000**

Are you ready to elevate your living experience? Look no further than this exceptional top floor one-bedroom apartment. Perched above the surrounding buildings, this unique gem offers a lifestyle that combines luxury, comfort, and convenience like no other. Perfect as your next home or simply great Gold Coast investment property. Enjoy panoramic vistas that will leave you speechless. Start your day with sunrise over the tropical pool and parklands and wind down with the mesmerizing hues of sunset from your oversized private balcony. This view is a masterpiece that changes its canvas every day. The open-plan layout seamlessly connects the living, dining, and kitchen areas and opens onto the 50m<sup>2</sup> balcony, creating a sense of freedom and flexibility. Natural light pours in, enhancing the airy atmosphere of your new sanctuary. Your furry friends are part of your family, and this body corporate understands that and with their approval, you and your pet can enjoy living in this lovely haven. Dive into luxury just steps from your door. The tropical pool area is an oasis where you can unwind, soak up the sun, and let your cares drift away in the shimmering waters. It's like having a vacation in your backyard. Location is everything, and this address delivers. With all amenities at your fingertips, you're surrounded by the best that Labrador has to offer. Shopping, dining, entertainment, and parklands. Everything you need to enrich your lifestyle is within easy reach. Financial information: - Council land rates - approx \$1650.00 per annum Current water rates - \$221.00 Body corporate levies - \$ 65.38 Currently rented at \$ 460.00 per week - lease end date 1/11/23 Don't miss out on the opportunity to make this extraordinary top floor one-bedroom apartment your own. Contact me now and check for open time times and schedule a viewing Your dream lifestyle begins here! 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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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.