


28/10-12 Bath Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Sold Unit

Friday, 6 October 2023

28/10-12 Bath Street, Labrador, Qld 4215

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Chris Ryan

0755371311

\$405,000

Welcome to apartment 28 @ Mango Cove Resort Labrador, Gold Coast Private inspections with 24 hrs. notice Currently tenanted until January 2024. Elevate your coastal living experience to new heights with this bright & breezy one-bedroom apartment located near the iconic Broadwater. Perched above the surrounding buildings, this coastal gem offers a lifestyle that blends seaside comfort, convenience, or strong investment return. Whether you're looking for your next beachside weekender or a savvy investment on the Northern Gold Coast, this private top-floor apartment is a must-see. Spacious bedroom with built in robe & balcony access. A seamless open-plan layout effortlessly connects the living, dining, and kitchen areas, all which leads onto the outside balcony. Natural light streams in, enhancing the breezy coastal ambiance of your seaside sanctuary. Beachfront Oasis: Downstairs is tropical pool area is a coastal oasis where you can unwind, soak up the sun, and let your worries drift away in the sparkling waters. It's like having a vacation in your own backyard. Prime Coastal Location: Location is key, and this address delivers. With all the coastal amenities at your fingertips, you're surrounded by the best that the Broadwater area has to offer, waterfront dining, entertainment to beachfront parklands & walking tracks. Everything you need to embrace the coastal lifestyle is within easy reach. New additions recently: Freshly painted. New carpet to living & bedroom. New ceiling fans installed. New oven & cooktop installed. New kitchen makeover & benchtop installed. Recent bathroom makeover & integrated Laundry. New lighting installed throughout the unit. New smoke alarms have been installed & are compliant with new legislation. Financial Information: Council land rates - approx. \$978.96 6mth Current water rates - approx. \$335.25 3mths Body corporate levies - approx. \$71.00 per week Currently rented at \$450 per week Built 1999 Top floor: 3 story walk up building/onsite manager Security Building with basement parking Total floor space 47m² Car space No: 28 Copy of Body Corporate Disclosures statement available on request Tenanted until January 2024 Pet Friendly - with body corporate approval /max 10kg Location: Just moments away, enjoy the Iconic Broadwater with a host of fine dining, trendy & vintage cafés. Close by is Harbour Town Premium Outlet, world class sporting facilities, golf courses and attractions. Close to the Southport CBD, Gold Coast Uni Hospital, Griffith University Campus, and the expanding light rail network. Direct access to the M1 Motorway, north to Brisbane and South to the Tweed Coast & Hinterland. The breathtaking Gold Coast beaches, cafes and restaurants are also just a short distance away by car or local transport. Please contact the Selling & Marketing agent Chris Ryan on 0415 850 767 for more information, to arrange a private inspection or check on open for inspection timetable. 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 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 enquiries and seek your own independent advice.