

3/264 Marine Parade, Labrador, Qld 4215



House For Sale

Thursday, 16 May 2024

3/264 Marine Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Trina Henry
0755014200

\$785,000

In a small boutique building of only 9 apartments, Enjoy living right across from the sparkling broadwater, A great apartment offering two huge bedrooms with centralised bathroom and seperate toilet. Beautiful large windows throughout this wonderful apartment allow lots of natural light , sunshine beams inside to the living and dining areas, an ideal location being north east aspect. High ceilings and generous living is attractive, huge kitchen with seperate laundry/butlers pantry has options that this floorplan could also be enhanced to your liking. Small balcony enjoys water views, yet set back from the roadside for minimal noise interruptions. A private lock up garage is also included in the great opportunity. No facilities ensure low body corp fees of only approx \$3000 per year and with minimal garden care, you can ensure there will be no supprises. Being a small boutique block along the broadwater this also represents value to developers who have been building in the area and may approach owners at a later date. Currently tenanted till September, twenty four hours notice is required for an inspection unless we have a scheduled open time. Call Trina to book a time to inspect today as this opportunity will not last long along the broadwater. Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.