

**30/13-23 Bright Avenue, Labrador, Qld 4215**



**Apartment For Sale**

Wednesday, 12 June 2024

30/13-23 Bright Avenue, Labrador, Qld 4215

**Bedrooms: 2**

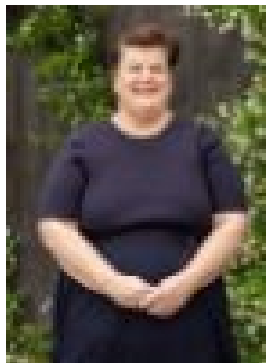
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

A spacious 2-bedroom unit with an added study in Bright Street, Labrador sounds like a fantastic find! Located close to the Broadwater, you'll have easy access to leisurely walks along the waterfront and plenty of recreational activities. Plus, being near local restaurants and cafes means you won't have to go far for a delicious meal or a cozy coffee spot. It sounds like the perfect blend of convenience and comfort! Not just a spacious unit you also have some amazing complex features like a pool and BBQ area adds an extra layer of enjoyment and relaxation to your living experience. Having these facilities within the complex means you can unwind and socialize without leaving the comfort of your home. Additionally, full security provides peace of mind, ensuring that you and your belongings are safe within the premises. It sounds like this unit offers not just a place to live, but a lifestyle that's both comfortable. Having two car park spaces is definitely a bonus, especially in areas where parking can be a challenge. It eliminates the hassle of searching for parking spots. With two cars, you'll have the flexibility to come and go as you please without worrying about where to park when you return. It sounds like this unit is ticking all the right boxes for you! Exactly! When a property checks off all your boxes and feels like the perfect fit, it's important to act quickly to ensure you don't miss out on the opportunity. With its desirable features and location, this unit in Bright Street, Labrador, won't stay on the market for long. Seize the moment and take the necessary steps to secure your new home!

Property features:- Spacious 2-bedroom apartment on 2nd-floor - Light-filled living and dining area with air-conditioning- Large kitchen- Tenanted till September - Current Rent \$620 per week - 93SQM (approx.)

Complex facilities:- Well-maintained building- Swimming pool - Walking distance to Broadwater - Close to public transport

Body Corporate: \$150 per week (approx.)

Rental Estimate: \$730 to \$780 per week

Council Rates: \$2,400 per year (approx.)

Water Rates: \$1,400 per year (approx.)

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.

Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.