


304/20 Labrador Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Sold Apartment

Wednesday, 23 August 2023

304/20 Labrador Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ana Tulloch
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\$635,000

Experience the luxury of Residential Sapphire Apartments with this modern two bedroom, two bathroom apartment. Located on the third floor and facing East to water, this apartment boasts a spacious open plan living area and balcony that is bathed in natural light and offers beautiful views to the Broadwater. Upgraded with top end finishes and mirrored featured walls it is priced for a quick sale and an opportunity not to be missed! Perfect downsizer or investor to secure a piece of real estate so close to water still at a very affordable price. Clever designed floor plan offering maximum privacy with the separation of the two bedrooms. The master offering a walk through robe, a luxury ensuite with double vanities and floor to ceiling windows accessing the balcony. The galley kitchen includes gas cooktop, mirrored backsplash, dishwasher and stone benchtop. Separate study/storage room provides the perfect extra space you need. Features you will love: * Main bedroom with walk-through-robe and luxury ensuite with double vanities * Second bedroom with built-in-robe * Separate study room * 2nd bathroom offers with combination bath/shower * Modern kitchen with gas cooktop, mirrored splashback and feature wall, stone benchtops and dishwasher * Large Open plan living/dining room * East facing balcony to Water to enjoy those seabreezes * Ducted air conditioning and reverse cycle * High ceilings with ceiling fans throughout * European laundry with sink and dishwasher * Tinted windows * 1 allocated carpark in secured garage Facilities include: * Pool and spa * 2 x BBQ facilities * Gymnasium * Huge residents lounge * Onsite Manager * Secure parking * Intercom * Pet friendly (requires BC approval) The Numbers: Body Corporate: Approx. \$104 per week (inclusive Sinking, Admin funds and insurance) Council Rates: Approx. \$2,440 per year Water Rates: Approx. \$1,100 per year Current Rental: \$580 per week (ending 09 October 2023) Rental Appraisal: \$650-\$700 per week Only one block from the Broadwater and a short stroll across the road to local cafes and restaurants. Public transport at the door and close access to Gold Coast beaches and Broadwater waterways, Gold Coast University Hospital, and Griffith University, schools, sporting facilities Australia Fair and Harbour Town shopping centre only 5 minutes away! Call Ana Tulloch on 0439 343 432 today to arrange your inspection. 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.