


**305/20 Labrador Street, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Friday, 26 April 2024

305/20 Labrador Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 105 m2**

**Type: Apartment**



Ana Tulloch  
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## **\$720,000 PLUS OFFERS**

Experience the luxury of Residential Sapphire Apartments with this modern two bedroom plus study 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 even some views to the beautiful Broadwater... an opportunity not to be missed! Perfect downsizer or investor to secure a piece of real estate so close to the water and still at a very affordable price. The building is positioned perfectly away from the main road in a cul-de-sac street providing peaceful living with only a few steps away to the fascinating Broadwater beaches and swimming enclosure, parks, restaurants and coffee shops. Cleverly 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 a gas cooktop, mirrored backsplash, dishwasher and stone benchtop. Separate study/storage room provides the perfect extra space you need. Features you will love: \* 2 bedrooms plus office room\* 2 full bathrooms \* Main bedroom with walk-through-robe and luxury ensuite with double vanities\* Second bedroom with built-in-robe\* Separate study room\* 2nd bathroom offers combination bath/shower\* Modern kitchen with gas cooktop, mirrored splashback, stone benchtops and dishwasher\* Large open plan living/dining room\* East facing balcony to water to enjoy those sea breezes\* Ducted air conditioning and reverse cycle\* High ceilings with downlights \* European laundry with sink \* Tinted windows\* 1 allocated carpark in secured garage Facilities include:\* Pool and spa\* 2 x BBQ facilities\* Gymnasium\* Huge residents lounge\* On-site Manager\* Secure parking\* Intercom\* Pet friendly

The Numbers: Body Corporate: Approx. \$120 per week (inclusive Sinking, Admin funds and insurance) Council Rates: Approx. \$2,440 per year Water Rates: Approx. \$1,100 per year Rental Appraisal: \$750 per week approx

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 minutes drive away! Call Ana Tulloch on 0439 343 432 today to arrange your inspection.

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