


**35/12 Whiting Street, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Apartment**

Tuesday, 5 September 2023

35/12 Whiting Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Ana Tulloch  
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**\$650,000**

Location is everything with this spacious apartment a stones throw from the unique and mesmerising Broadwater beaches and Parklands. Set on the second middle floor of a small building of only 6 units, as part of a bigger holiday complex, this apartment offers serenity, lifestyle and space. Perfect for a "sea change" by the water in a quiet, family area on the Gold Coast, in Labrador, the next predicted suburb to explode! Bright, airy and fully renovated the property presents a great opportunity for affordable living by the Broadwater. Generous open plan living/dining with large ceramic tiles opening onto a North facing balcony, with water glimpses. 2 good sized bedrooms (master with ensuite and WIR), 2 bathrooms and 2 carparks in a secure underground garage! \* Sorry no lift Champelli Palms is an extremely well managed building with a long time on-site manager who keeps the property spotless and extremely well looked after. Features: \* 2 good sized bedrooms, master with WIR and ensuite \* 2 bathrooms (family bathroom with bath and shower) \* Separate laundry room \* Beautiful kitchen with stainless steel appliances and granite benchtop \* Renovated family bathroom \* 2 secure, underground carpark spaces \* Ceramic tiles in living with plush carpets in bedrooms \* Ceiling fans \* Split-system air conditioning unit in main living \* Broadwater views from North facing balcony \* Only 2 apartments per floor

The Numbers: \* Body Corporate around \$87 per week (sinking fund, admin fund, building insurance) \* Council Rates \$2,250 per year \* Water Rates around \$1,400 per year \* Rental appraisal \$650 per week (Currently tenanted until August 2023)

Building Facilities: \* Security to each of the apartments and secure undercover parking \* Large recreational pool and heated spa set in tropical gardens \* Fantastic Resident manager on site \* Family BBQ area \* Bus stop adjacent to the front of the building

As part of the well renown Champelli Palms resort, the separate residential building has full access to all facilities. Public transport literally at your doorstep. Centrally located with a relaxed atmosphere perfect for those seeking convenience, walking distance to shopping, cafes, restaurants, easy access to M1, a 5 min drive to outlet shopping at Harbour Town Shopping Centre and 15 min drive to all Theme Parks on the Gold Coast. Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for your inspection or check out our Open Home times.

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