

412/17 Bath Street, Labrador, Qld 4215

Unit For Sale

Saturday, 1 June 2024

412/17 Bath Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Ryan Deague
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Wayne Foster
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Auction

Auction Location: Onsite Auction Saturday 22nd June 2024 1:00pm Onsite

This apartment brings together both life and style. The lively energy and activity of the Broadwater and beachfront parklands are just beyond the front door of the apartment complex. And the stylish apartment offers an open plan kitchen with breakfast bar and stone bench tops overlooking the living and dining. Being east facing the apartment is bathed in morning sun and floor-to-ceiling windows for light filled days complemented by a neutral colour palette throughout. There is a generous balcony for indoor/ outdoor living within inviting views over the pool and neighbouring greenspace. The location is fantastic with cafes, restaurants, parks, the Grand Hotel, Charis Seafood's and public transport all within walking distance. And only minutes' drive to major shopping centres, hospital and the M1. With motivated venders open to offers prior to auction this one is not going to last long.

Apartment Features:- Spacious, fully-tiled open plan living and dining with stacking sliding doors that seamlessly extend onto the balcony.- Easterly facing balcony and master bed offering views of the pool parklands and Broadwater.- Modern kitchen: equipped with contemporary stone bench tops, breakfast bar, glass splash backs, stainless steel appliances including an oven with gas cooktop, dishwasher, and ample pantry space.- Master bedroom: offers balcony access, providing a serene retreat with its private ensuite featuring a spacious shower, elegant floating vanity with stone bench top, and a generous built-in wardrobe.- Additional guest bedroom: with ceiling fan.- Luxurious main bathroom: features a combined bathtub and shower, complemented by a stylish floating vanity and sleek stone bench top.- European-style laundry: with space-saving design and modern Subway tiles - Secure underground parking- Additional large storage cage: situated at the end of the car space, providing ample storage solutions.- Ducted reverse cycle air-conditioning and ceiling fans- Wired for high-speed NBN broadband

Resort amenities include:- Beautiful outdoor saltwater swimming pool exclusively for residents & guests- Adjacent barbecue and seating area - Air-conditioned residents lounge featuring multiple seating arrangements and a spacious flat screen TV, perfect for entertaining guests or marking special occasions.- A fully equipped air-conditioned gym for residents, - Additional off-street guest parking - Onsite manager- Body Corp Approx \$90 per week, - Other local amenities include:- Labrador Community & Senior Centre (300 & 500 metres away)- Labrador Kindergarten (300 metres away)- Labrador Park Shopping Centre (1 km away - Coles supermarket and services)- Harbour Town Shopping Centre (2 km away - Woolworths and outlet shopping)- Gold Coast University Hospital (10 minutes by car)- Sea World (12 minutes by car)- Surfers Paradise and Cavil Mall (15 minutes by car)

Transport:- Less than 200 metres from two bus stops- Pacific Motorway (easily accessible via nearby Brisbane Road)- Gold Coast Light Rail and Train at nearby Helensvale Station

Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.