


5/27 Imperial Parade, Labrador, Qld 4215

 LJ Hooker Broadwater

Sold Unit

Saturday, 17 February 2024

5/27 Imperial Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Unit



Ana Tulloch
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\$530,500

Excellent apartment in a small low maintenance and solid building just metres to the renowned Broadwater... with only 8 properties in the complex, apartment 5 is situated on the top front of the building. Bright and airy, with a fantastic corner balcony off the living to enjoy those summer breezes. Perfect for entry-level buying or investment opportunity. Walking distance to the Iconic Broadwater, cafes and restaurants. Neat and tidy with nothing to do, you will be impressed by the large 95 sqm corner apartment, plenty of cross ventilation. Walking in, you will notice the abundance of natural light and open plan lounge/dining spilling out to the wrap around balcony. Nice corner kitchen with lots of cupboards! Bathroom has a large shower and accommodates conveniently, the laundry. Separate toilet for easy living. Another fantastic feature is the extra large separate garage with private entry door at the back, to accommodate large cars and lots of extras (motorbikes) with room for a workshop at the back. Current owners are moving interstate and have completed a few upgrades to the property with fresh paint, new downlights and electrical. Features:-* Fantastic location close to water in the most rapidly growing area on the Gold Coast* Large corner apartment of 95 sqm* Separate extra spacious 1.5 garage with workshop and separate back door* 2 generous bedrooms with BIRs* Generous corner kitchen with loads of cupboard space* Modern bathroom includes both shower and laundry* Separate toilet* Corner wrap around balcony at the front of the complex* Freshly painted* New electrical, downlights and ceiling fans* Security doors/screens* Extra low maintenance building double brick and tile roof* Boutique complex of only 8 apartments* Located on top second floor (no lift)The numbers:-* Body Corporate approx \$69 per week NETT* Water Rates approx \$1,200 per annum* Council Rates approx \$2,000 per annum* Rental Appraisal \$550-\$575 per weekSteps away from local bus stops and a plethora of dining options. This will not last, call Ana Tulloch today on 0439 343 432 to arrange your private 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.