

5/3 Proud Street, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Unit

Friday, 1 September 2023

5/3 Proud Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 102 m2

Type: Unit

\$500,000

This unique 2 bedroom, 1 bathroom townhouse is located in a small boutique block of 11 units. It offers more space than the typical townhouses of its era, making it an attractive option. One of its standout features is a usable balcony off the second living area upstairs, providing additional living space and a pleasant outdoor area. The townhouse also includes a quaint courtyard off the living area, perfect for relaxing or entertaining guests. Currently vacant, the property offers the advantage of being move-in ready. You have the flexibility to either move in right away, undertake a complete makeover according to your preferences, or capitalize on your investment by renting it out to a new tenant at the current market rental rate for the area of \$530 - \$570 per week. The location is a major highlight, being close to everything the Gold Coast has to offer. Additionally, the fabulous Broadwater is just a short stroll away, providing easy access to waterfront activities, scenic walks, and beautiful views. Overall, this 2-bedroom townhouse presents a unique opportunity to own or invest in a property that offers more space, a usable balcony, and a quaint courtyard, while being conveniently located near the Gold Coast's amenities and attractions.

Property Features:- Two good sized bedrooms both with built in robes and fans- Living areas both upstairs and downstairs- Private, exclusive garden courtyard complete with clothes line- Good size fridge space- Loads of storage areas throughout- Oversized hideaway laundry- Carport + one additional park at front of townhouse

Financial Information:- Rental Appraisal \$530 - \$570- Council Land rates \$1530.00 per annum- Water not separately metered- Electricity separately metered- Body Corporate Levies approx \$32.30 per week- Built 1976

To inspect this property, contact the agent Catherine Nutt on 0433 247 690 or check for open home times.

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