

# 5/61 Frank St, Labrador, Qld 4215

## Unit For Sale

Tuesday, 7 May 2024

5/61 Frank St, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 613 m2**

**Type: Unit**



Tamison McFarlane

**\$540,000**

Discover your own tranquil haven in the heart of Labrador with this modern first level unit nestled in a peaceful 3-story walk-up complex. Step inside and be greeted by the bright and airy tiled open-plan living area, offering ample space for relaxation and entertainment. With a fresh look throughout, this unit enhances the modern ambiance and sets the stage for comfortable living. The functional kitchen is equipped with everything you need to whip up delicious meals, making cooking a breeze. Plus, with space-saving solutions and practicality in mind, the combined bathroom and laundry area offer added convenience. This well-appointed unit boasts 2 bedrooms, perfect for small families or couples seeking a comfortable living space. Experience peace of mind with secure building access, ensuring the safety and security of you and your loved ones. Relax and enjoy the comforts of home knowing that you're in a secure environment. Immerse yourself in Labrador's bustling activity with ease, as you're perfectly positioned within walking distance to the Broadwater, cafes, and restaurants. Plus, with convenient access to local transport, everything you need is right at your fingertips. Property Features:- 2 bedrooms with ceiling fans- Open plan kitchen/living- Balcony overlooking Lumier's resort garden and fountain- Exclusive carspace- Secure building access- 100m to Broadwater Additional Details: Small complex of 9 units Built 1980 Rates: \$1,207.23 (Jan-Jun 2024) Water Rates: \$391.04 (Nov 2023-Feb 2024) Body Corporate Levies: \$549.44/quarter- Administrative Fund: \$389.47 (Apr-Jun 2024)- Sinking Fund: \$159.97 (Apr-Jun 2024) Long term tenant in place paying \$450 per week Lease ends 09/12/2024 Inspections By Appointment Only