

**6/17 Middle Street, Labrador, Qld 4215**

**JW** PRESTIGE  
AGENTS

**Sold Apartment**

Saturday, 2 December 2023

6/17 Middle Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bronte Hodgins



Sam Angus

0428818026

**\$460,000**

Whether you're a first-time homebuyer, someone looking to downsize or a savvy investor aiming to enhance your portfolio. This apartment offers a low-maintenance lifestyle of ultimate convenience. Bright and fully renovated unit nestled in a block of 6 apartments on approximately 820 sqm with 2 street frontages. Great potential for future development as is located within walking distance to the Broadwater, local shops and cafes. Functional and convenient, this property features built-in cabinetry, new flooring, and electrics, renovated bathroom. A well-kept, 2 level brick building requiring very low maintenance with low \$62 per week body corporate. The building has been recently updated with new metal roof, gates, fences, balconies, and balustrades...nothing else to do!. A solid investment within walking distance to parks, Broadwater beach, cafes and restaurants. Features: \* 2 spacious bedrooms with built in robes \* 1 renovated bathroom \* Bright and updated kitchen with Blanco appliances, glass splash-back with rear access \* New plush carpets in bedrooms \* Open plan living/dining \* New sliding and security doors to front balcony \* 1 allocated open car-park at the premises \* All balconies and balustrades upgraded recently \* Body Corporate approx. \$62 per week (sinking fund, Admin fund, insurance) \* Rental Appraisal: \$520 per week \* Council Investment Rates approx. \$2,000 per year \* Water Rates around approx. \$1,170 per year A short drive to the Labrador Park Shopping Centre, Harbourtown and easy access to Gold Coast Hwy/Brisbane Road, as well as walking distance to the Broadwater, parks, cafes and restaurants as well as walking distance to numerous public transport hubs. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.