

8/20 Whiting Street, Labrador, Qld 4215



Unit For Sale

Thursday, 25 January 2024

8/20 Whiting Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



Kim Grobbelaar
0410966372

\$475,000+

Welcome to Woori Court, Labrador! This charming OWNER OCCUPIED unit is the perfect opportunity for first-time buyers, downsizers, or investors looking for a fantastic property in a sought-after location. Only metres from the Broadwater and Parklands, this solid, easy maintenance two-bedroom unit presents an exciting opportunity to enter Labrador's hot property market. Located on the first floor of a building of 10, the unit boasts a generous open-plan living and dining area opening to a private North facing balcony allowing for plenty of natural light throughout the day. The very good sized kitchen has been updated with plenty of light, cupboards and bench space. You won't be disappointed with the two sizeable bedrooms both fitted with a built-in robes, plus a well-appointed main bathroom encompassing a separate bath and shower. If you are on a budget as an owner moving in the area or investor...this property ticks all the boxes but won't last long... In addition you will find, secure parking for one car and a full laundry, as well as split system air-conditioning and ceiling fans. The intercom system adds an extra layer of security to the property. Features: * Two generous sized bedrooms with built-in-robes * Bathroom includes separate shower and separate bath * Open plan lounge/dining room with air conditioning * Kitchen includes separate pantry and loads of cupboard space * Separate laundry * Covered North facing balcony * Ceiling fans & Split system air conditioning * 1 secure car space in basement * Boutique building only 10 in block (2 per floor) * Walking distance to Broadwater & public transport * Pet Friendly * Rental Appraisal on Request Building and Pest provided on request Outgoings: Council Rates: Approx. \$1,400 per annum Water Rates: Approx. \$1,200 per annum Levies: Approx. \$90 per week / \$4,880 per year The property is owner occupied therefore available in 30 days. This fantastic residence is walking distance to Public Transport, a multitude of shops, dining options and parklands. Call Kim Grobbelaar today on 0410 966 372 to arrange your personal inspection. Disclaimer: The information contained herein is obtained from owners and/or relevant and legitimate third-party sources. We have, in preparing this information, used our best endeavours to ensure that the information is true and accurate however, we accept no responsibility, offer no guarantee or warranty and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Interested parties must rely solely on their own inquiries to verify the information contained herein.