

8/31 Middle Street, Labrador, Qld 4215



Apartment For Sale

Friday, 10 May 2024

8/31 Middle Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Calvin Olivier
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Offers over \$670,000

Located within in the secure & well presented boutique block of Middle Street Mews. Be the next fortunate owner of this spacious unit, 1 of only 9 apartments! Tired of spending Your weekends mowing lawns? Or simply wish to downsize? Looking for Your next great investment? potential rental return of \$650 per week with high confidence, then this is your perfect opportunity... Just an easy 8min - 600meter walk to the tranquil beaches, cool off in the clear blue waters, or enjoy evening lesiure strolls along the promanad, what more could you want?! Property Features Include: 2 bedroom 2 bathroom 2 secure parking This well presented north facing top floor unit offers open plan living & dining maximises on space, with dual access onto an oversized balcony providing ample natural light Good size bright master bedroom with plantation shutters, balcony access, walk-through wardrobe, with ensuite that offers a wall to wall shower Generous size 2nd bedroom, with double built-in mirrored wardrobe This unusually oversized balcony, provides both ample space and privacy for entertaining, BBQ or enjoying watching the sunset with a glass of wine of uninterrupted views, Renovated garden view kitchen gloss white finishes with large garnite bench tops, dishwasher, built-in oven and glass cook top, with splash back & ample soft close cupboard space Second family bathroom includes: shower-bath, toilet practically situated laundry without compromising space, new vanity with matt black finishes Plus a hidden - folding stair access storage loft Newly layed flooring, with matt black finished ceiling fans throughout giving this unit a very modern fresh feel New plantation shutters in both bedrooms giving you total control over privacy and brightness 2 underground secure carbays, side by side (NOT TANDEM) with multiple secure visitors parking, plus a medium - large size shed, offering more storage space Building Benefits: Secure gated access with intercom system onto the property, with additional 2 separate individual secure access to each 'tower' of this small 9 unit block, which minimises 'stairwell foot traffic' and doubles security, keeping a pleasant reputation for the pet friendly building, plus remote access car park exclusive for residents & their visitors Solar panel system was also installed for the building to reduce the electricity bill. Location benefits: Located in the quiet & wide 'Middle Street' Quick easy access onto Brisbane road and Gold Coast Highway Only 600m to water, Only 700m to Labrador boat ramp! Find multiple parks, with exercise and BBQ facilities right on the waters edge! Enjoy numerous restaurants & entertainment including but not limited to: Charis Seafood, The Grand Hotel, several Beach Cafes, Teppanyaki, the list goes on! Within a short drive from the property you will find; Harbourtown Premium Outlets, Australia Fair Shopping Centre, numerous medical practices & pharmacies, Sharks Club, Griffith University, Gold Coast Hospital, Bunnings, etc. Local Schools: Labrador State School, from prep to grade 6, Southport State School, from prep to grade 6, Southport State High School, from grade 7 to 12, A.B. Paterson College from prep to grade 12. This amazing opportunity won't be on the market for long, so make sure to contact Exclusive Sales Agent Calvin Olivier on 0484 065 409 now for the next available inspection, or for the serious buyer, request a private viewing [owner occupied making access easy]