

**9/250 Marine Parade, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Sold Apartment**

Friday, 1 September 2023

9/250 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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**\$668,000**

Beautifully presented apartment is situated on the prestigious "Marine Parade Golden Mile" of Broadwater real estate offering location, space and views. In a beautifully maintained, boutique complex of only 9 units, 2 per floor, this home offers 114 sqm of prime living space allowing you to relax in comfort and enjoy the sea breezes. This lovely home has been upgraded and is ready to be enjoyed by owners wanting a undeniable lifestyle or savvy investor wanting to secure a piece of real estate where it matters with great capital growth potential. Cross the Golden Mile parade (secondary road) to step right onto the beach, walk for miles along the water, enjoy the diverse parklands or rejoice the choice of restaurants and diverse amenities...plenty of lifestyle choices at your fingertips. Corner spacious kitchen filled with light, wall over, plenty of cupboards and access to full side laundry room. A unique double brick and tile building with extra low maintenance offering the perfect home by the water without the price tag and low body corporate. Lockable garage 2 tandem car spaces is an absolute special and very rare feature. Features include: \* Beautiful upgraded corner kitchen with lots of light \* 2 large bedrooms (Master with WIR) and access to bathroom \* 1 full bathroom with shower and bath plus a separate second toilet ideal for guests or busy families. Convenient spacious two-way bathroom from Master. \* Large separate laundry off the kitchen \* Timber like flooring with warm and clean finishes with plush carpet in bedrooms \* Balcony North East facing to water \* White venetian blinds throughout \* 2 car spaces in tandem secured and private garage \* Very low maintenance and well looked after building The Numbers: \* Body Corporate around \$80 per week (Sinking Fund, Admin Fund, Building Insurance) \* Council Rates around \$2,400 per year (as investor) \* Water Rates around \$1,400 per year \* Rental appraisal \$625 - \$650 per week depending on market conditions Don't miss this outstanding opportunity to secure a well maintained property, with waterfront views in a desirable area! Rarely offered, this ticks all the boxes for the savvy investor, owner occupiers looking to downsize and all of those looking to enjoy the Gold Coast Lifestyle and all it has to offer. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.