

# 1/25 Imperial Parade, Labrador, Qld 4215

## Sold Unit

Friday, 18 August 2023

1/25 Imperial Parade, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Unit



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**\$475,000**

A functionally renovated two-bedroom, one-bathroom and single car residence with compact living and dining area and island breakfast bar. Contemporary laminate flooring is laid throughout. The stylish, sleek kitchen boasts modern white cabinetry, dishwasher, modern electric stove and cooktop with solid black benchtops. A combination bathroom and laundry sparkles with clean white tiles, floor-to-ceiling tiled shower and an exquisite vanity complimenting a refined space. The property features security screens on all windows and doors and has a private sanctuary patio off the dining area. An outstanding feature is the property comes fully furnished as seen in the attached photos what you see is what you get !! An ideal opportunity for an investor to earn on day 1 or for a couple or single owner to move in immediately. The property has only 11 units in the complex including 3 private residences on the ground floor. Location is sensational with approximately 500 metre walk to the Gold Coast Broadwater, restaurants, cafes, hotel and transport to anywhere. Features:- 2 Bedrooms- 1 x bathroom- Combined Laundry- Compact Living and dining space- Outdoor enclosed patio- Private Access- Ground floor- Single car space Property Details:- Rental assessment - \$460 to \$490 per week- Body Corp \$52 per week- Council rates approx. \$900/bi-annually- Water Rates approx. \$250/quarter Central Location:- Broadwater - 5 Minute walk- Australia Fair - 3.9km- Harbour Town - 3km