


**207/110 Frank St, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Monday, 19 August 2024

207/110 Frank St, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## SIMPLY PERFECT FIRST HOME OR INVESTMENT IN MODERN APARTMENT CLOSE TO WATER

THE TIME IS NOW! JUST LISTED IN SUMMIT, a bright, modern and classy building centrally located across the Broadwater, for a convenient and easy lifestyle. If you are looking for a fresh start in a great location and close to water, or just the perfect investment (depreciation schedule available), this property may just be what you are looking for.

Designed by renowned architects Rotherlowman to capture the light and breezes with high quality finishes and built by McNab, you will appreciate the seamless clever design of space, the perfect selection of materials with the quality craftsmanship of a high reputable builder. The perfect balance between the coastal lifestyle and practical living.

Timber floors, bright and practical kitchen with stone benchtops and lots of storage and European appliances, German made window frames and floor to ceiling sliding doors with high engineering ratings for insulation of heat and soundproofing .

Apartment 207 is a 75 sqm property with large open plan living and the two rooms conveniently separated for comfort living. Originally the property was described as an extra large one bedroom plus study room which current owners practically transformed into their second bedroom.

SUMMIT is only a 4 year old building with 80% owner occupier, it has been a great choice for downsizers or first home buyers, wanting to purchase close to the water in an outstanding building with very low body corporate, due to its quality finishes and low maintenance. Greatly sought after for tenants wanting the lifestyle and convenient location this area offers, while enjoying the modern and quality finishes of this outstanding apartment.

This architecturally designed property comes with:

- \* 2 bedrooms or (1 master bedroom plus multi-purpose room)
- \* 1 full bathroom with LED lighting and built-in-cupboards with mirrors for all your toiletries
- \* Covered balcony for outdoor entertaining
- \* Floor-to-ceiling sliding doors, seamlessly link the central living space to a covered balcony
- \* American Oak timber floating flooring with acoustic underlay
- \* Ducted reverse and zoned air-conditioning
- \* Ceiling fans
- \* Chef's Kitchen with OMEGA appliances, large pantry and lots of cupboards
- \* Lots of extras (LED kitchen lights under cupboards, mirror toiletries cupboards in bathrooms, acoustically engineering glass, German made quality frames and much more)
- \* Secure underground car park for 1 car

SUMMIT facilities:

- \* 2 lifts
- \* Inground Pool
- \* 2 x BBQ areas
- \* Outdoor shower
- \* Secure parking & bike racks in underground carpark
- \* Visitor carpark and bike racks at the back of the building
- \* Gymnasium
- \* Caretakers onsite
- \* Video Intercom

The numbers:

- \* Low Body corporate around \$85w or \$4,431 yearly (Sinking, Admin funds & Building insurance)
- \* Council Rates around \$1,900 per year
- \* Water individually metered

\* Rental appraisal \$650-\$675 per week

\* Depreciation schedule around \$7,500 average in the next 4 years. Full depreciation available on request.

Conveniently located to:

\* Broadwater beaches and walking promenade (approx. 200m)

\* Walking distance to boutique cafes & restaurants

\* 5 min drive to more than 4 different shopping centers including Harbour Town, Gold Coast Hospital and Griffith University

\* Public transport at doorstep

Contact Ana Tulloch on 0439 343 432 for further information and viewing times.

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