


302/41 Labrador Street, Labrador, QLD, 4215

 **LJ Hooker** Broadwater

Sold Apartment

Monday, 19 August 2024

302/41 Labrador Street, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

LARGE TERRACE APARTMENT NEWLY REFURBISHED CLOSE TO WATER

Fantastic apartment with private East facing terrace of 52 sqm located on level 3 of Park Shore Apartments, it truly is the ultimate entertaining for those who want to live close to water in the perfect location.

Nicely renovated the property offers private foyer on entry, large combined living/dining opening onto the large terrace and a stunning modern Open plan kitchen with island bench all with outstanding Oak timber floors.

Two large size bedrooms are a refreshing surprise, all with access to good sized balconies with East aspect. With low body corporate this property makes perfect investment opportunity or buyer's downsizing, moving into this magnificent part of the Gold Coast wanting to secure a piece of real estate in this extraordinary location with superb water views.

Level 3 also has direct access to pool and residents lounge on this residential only building.

Features you will love:

- * 2 extra large bedrooms with outdoor access (large Master ensuite)
- * 2 good size bathrooms (family with bath tub)
- * Welcoming foyer
- * Separate full laundry room
- * Oak timber floors and plush carpet in bedrooms
- * Ceiling fans & air-conditioning
- * 1 carpark in secured podium level
- * Optional storage cage (over bonnet)
- * Pet friendly Residential only building
- * Kitchen with separate pantry and stainless steel appliances
- * Only 3 residences on level 3 and access to residents lounge and pool
- * BBQ facilities and grass common area downstairs
- * Fruit trees for residents enjoyment
- * Residence lounge with extra BBQ, library and games room

The Numbers:

- * Rental appraisal \$850 per week
- * Body Corporate approx. \$98 per week
- * Council Rates around \$2,200 per year

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