


303/41 Labrador Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Sold Apartment

Thursday, 5 October 2023

303/41 Labrador Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$845,000

Beautiful terrace located on the third floor of the newly fully renovated, Park Shore Residential only building, in one of the best locations right in the middle of the Golden Triangle and steps away from the renowned Broadwater. Positioned at the rear of the building this quiet apartment has 4 terraces, perfect for those where outdoor living and space is important. You even have glimpses of the water from your kitchen window and main terrace. This particular property has been fitted with upgraded finishes and decor designer touches, feature walls and yes...the simply stunning kitchen that has it all! Floorplan is unique and thought through for those who enjoy privacy and quiet relaxing living. Master bedroom has its own walk-in robe, luxurious ensuite and its own balcony. Second bedroom is at the other end of the apartment near the family bathroom for convenience and also has access to its own balcony. Large plan living area leads to the main terrace section with sliding doors, perfect for any family BBQ or just relaxing on your private leafy surroundings. Level 3 or also known as Podium level, has direct access to pool, perfect and convenient if you enjoy relaxing by the pool without having to use the lift! This property is a must inspect as it will surprise any buyers. Features include: * Modern interior, with timber floors open-plan living and semi separate dining area * Open plan kitchen with aisle bench and lots of cupboards * Designer timber floors & plush carpet in bedrooms * Several outdoor terraces to enjoy some with water views! * Master bedroom with WIR, ensuite & private balcony * A second bedroom also with built-in-robos & also private balcony * Main bathroom with large walk in shower * Comfortable living with split system air conditioning * Ceiling fans throughout * Secure car parking for one car * Pet friendly (with body corporate approval) Complex features: * Resort Inground, heated pool * 2 x residents lounge * 2 x lifts * Secure parking * Intercom The numbers: * Body Corporate around \$108 per week (inclusive insurance) * Council Rates around \$2,000 per year * Water Rates around \$1,200 per year * Rental Appraisal around \$850 per week If you are looking for a renovated apartment that is light and airy with views to the Broadwater then look no further. Call Ana Tulloch today on 0439 343 432 to arrange your personal inspection. 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.