


**4/8 Baker Avenue, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Monday, 8 July 2024

4/8 Baker Avenue, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ana Tulloch  
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## **\$535,000 PLUS**

Located in a super convenient location only 150 m to Broadwater and just released to market, you will find this low maintenance two bedroom apartment completely renovated throughout with absolutely nothing to do but move in or add to your secure investment portfolio!! Freshly painted with new carpet and modern kitchen and bathroom, electrical and more. Nested on the first floor of this very small complex of only 7 apartments with 4 at the front of the building and only 3 at the back, making this property a one unit per floor to add to the privacy and extra good ventilation. Bright and airy, the open plan living area is adorned with natural light and flows seamlessly into a well planned open design kitchen , with plenty of cupboards bench space. Good size living/dinning area open onto the covered North facing balcony.Key features you will love:\* 2 bedrooms with ceiling fans\* Modern kitchen with plenty of cupboards and bench space and extra well ventilated with 2 windows.\* Deep linen cupboard for extra storage\* 1 large modern bathroom with large Walk-in shower and built-in laundry with dryer and sink\* Separate new toilet\* 1 under cover allocated carpark \* Freshly painted, new blinds, carpets and lighting\* Plenty of light and cross ventilation\* One per floor apartment in a very small complex of 7\* Solid double brick and tile building\* Extremely low maintenance building\* Secure intercom entry\* Rental appraisal \$600 per weekOutgoings:Council Rates: approx \$1,850 per yearWater Rates: approx \$1,150 per yearBody Corporate: approx \$58 per week Call Ana Tulloch on 0439 343 432 or check our Open Home timesDisclaimer: 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.