


**42/12 Whiting St, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Wednesday, 14 August 2024

42/12 Whiting St, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## BEAUTIFULLY RENOVATED, BRIGHT & AIRY APARTMENT BY THE BROADWATER

Imagine living a few meters away from Broadwater beach in a beautifully renovated, bright and airy apartment with water views from the balcony, living and master bedroom, in one of the most in demand areas on the Gold Coast. Due to the sellers circumstances, this beautiful apartment is priced to be sold fast! Do not miss this rare opportunity, to secure this fantastic piece of real estate.

While still enjoying all the facilities, apartment 42 is located in a private separate building, at Champelli Palms. With only 8 neighbors, two apartments per floor, where you are guaranteed a private and quiet setting. Incredible top, third floor (no lift), corner position with East aspect windows and North facing balcony...you won't find a better apartment!

Feel the welcoming sea breezes thanks to the East facing windows to the Broadwater, while basking in the beautiful morning sun. No West aspect to this property to worry about the unbearable afternoon heat!

On entry, you will notice the detail of renovation by its long time owners, who have certainly enjoyed living here. You are greeted by a bright open space with a generous combined dining/living with hybrid floorboards throughout. Flowing from here is the North facing balcony enjoying views to the Broadwater! The white crisp kitchen with loads of cupboards and a breakfast stone top will please any demanding cook.

Two good sized bedrooms are positioned at the back of the property both with plush carpets. The master suite has a walk-through robe and luxurious ensuite with walk-in shower and double vanity. A convenient large separate laundry, provides extra storage space.

To complete, you will also find 2 car spaces in the secure, underground garage, with remote control and internal stair access. With absolutely nothing to do...just move in and enjoy your new lifestyle!

If you are looking for a home with a coastal lifestyle without the price tag, or the perfect investment to see your capital grow, or book in your family holidays while receiving a healthy income for the rest of the year... then this is a MUST to inspect.

Features you will love:

- \* 2 generous size bedrooms (master with WIR and ensuite)
- \* 2 renovated bathrooms (main bath and shower)
- \* 2 carparks in secure garage
- \* Top 3rd floor corner apartment with water views
- \* Hybrid floorboards and plush carpets in bedrooms
- \* Freshly painted
- \* North-East aspect with water views
- \* Beautiful renovated modern and bright kitchen

Building Facilities:

- \* Security to each of the apartments and secure undercover parking
- \* Bus stop adjacent to the front of the building
- \* Large pool and heated spa set in tropical gardens
- \* Resident manager on site
- \* Family BBQ area
- \* Centrally located

The numbers:

- \* Body corporate around \$112 per week
- \* Council Rates around \$1,957 per year

\* Water Rates around \$1,532 per year

\* Permanent rental appraisal around \$750 per week

Public transport literally at your doorstep. Centrally located with a relaxed atmosphere perfect for those seeking convenience, walking distance to shopping, cafes, restaurants and easy access to M1 and a 5 min drive to outlet shopping at Harbour Town Shopping Centre and 15 min drive to all Theme Parks on the Gold Coast.

Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for your inspection or check our Open Home times.

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