


504/17 Bath Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Apartment For Sale

Tuesday, 25 June 2024

504/17 Bath Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Ana Tulloch
0755371311

\$590,000 Plus

Best pick property on this price range! Beautifully presented modern corner apartment nestled in a residential building with everything! Walk a few metres to the popular Broadwater beach and Parks, this is your affordable coastal living in a modern complex with low maintenance and full security. Bright, modern and inviting this stunning home has open plan living that allows you to enjoy the fantastic balcony overlooking calming views. You will feel the private and relaxed atmosphere making this home perfect for busy young professionals or downsizers that want to live close to water and parks. Corner position allows for extra ventilation with Master Bedroom window and extra privacy with a corner balcony with vistas to greenery and mountains and to the outstanding oval park. Priced to sell quick, inspection are highly recommended to appreciate all that this property has to offer. You won't find a better priced property with so much to offer! What you will love: * 2 bedrooms * 1 full bathroom (two ways to Master) * Modern kitchen with gas cooktop and S/S appliances * Tiled floors throughout * NBN (FTTP) connectivity for fastest internet downloads * Large 24 sqm balcony with open views and privacy * Ducted air conditioning * Ceiling fans * Full privacy & security * Low Body Corporate around \$80 per week * Council Rates around \$1,500 per year * Water Rates around \$1,100 per year * Currently tenanted until April 2025 @ \$525 per week Building facilities include: * Resort style pool * Direct access to park next door * Fully equipped gym * Residents formal lounge * 1 secure car park * Bike racks in secured garage * Onsite Caretakers Close by to cafes, restaurants, Grand Hotel, safe swimming areas, Charis Seafood, BBQ and under cover areas for picnics. Located in the heart of Labrador, you are just moments away from an array of dining options and local attractions. Whether you are looking for a new home or an investment opportunity, this property ticks all the boxes. Don't miss out on this rare chance to secure an affordable piece of coastal living. Contact Ana Tulloch on 0439 343 432 to schedule your inspection time. 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.