


801/41 Labrador Street, Labrador, QLD, 4215

 **LJ Hooker** Broadwater

Sold Apartment

Monday, 19 August 2024

801/41 Labrador Street, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

STUNNING 2 BEDROOM HOME WITH PERFECT BROADWATER VIEWS

Residence 801 offers easy modern living in the best location on the Gold Coast. Recently renovated, this home has the perfect North aspect capturing outstanding water views and the welcoming sea breezes from all corners of the home. It is a must see to really appreciate what this apartment has on offer. At absolutely entry price for these type of properties, this property makes perfect sense. Building has just been fully refurbished and settlements are locked in from next week making this apartment available straight away!

A separate entry foyer welcomes you home, into the open plan living/dining with stunning Oak timber floors. Two large size bedrooms are a refreshing surprise, all with access to 2 corner good sized balconies with North aspect. Extra low body corporate at less than \$100 per week makes perfect investment opportunity for savvy buyers wanting to secure a piece of real estate in this extraordinary location with superb water views.

Features you will love:

- * 2 extra large bedrooms with outdoor access
- * Master with ensuite (walk in shower)
- * Family bathroom with bath tub
- * Separate laundry room with extra storage
- * 2 x linen cupboards
- * Welcoming foyer
- * 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
- * Kitchen with loads of storage and stainless steel appliances
- * Only 4 residences per floor in boutique residential building
- * Recreational pool with lounge suite area
- * BBQ facilities and grass common area
- * Fruit trees for residents enjoyment
- * Residence lounge with extra BBQ, library and games room

The Numbers:

- * Rental appraisal \$850 per week
- * Body Corporate ONLY \$92 per week (sinking & Admin Funds plus Insurance)
- * Council Rates around \$2,200 per year

Call Ana Tulloch on 0439 343 432 to organise your private viewing and don't miss out in this opportunity!

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