


**805/110 Frank Street, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

**Apartment For Sale**

Saturday, 10 August 2024

805/110 Frank Street, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## BRIGHT AND MODERN APARTMENT WITH OUTSTANDING VIEWS

Impressive water views will draw you immediately into this magnificent property. Private, bright and superbly situated on Level 8, facing East towards the Broadwater, this spacious apartment combines sleek contemporary interiors with a fabulous practical and most sought after floorplan. Secure now your nearly new property in this fast growing suburb perfectly located to enjoy lifestyle at its best.

SUMMIT is designed by renowned architects Rotherlowman to capture the light and breezes with high quality finishes and built by McNab, you will appreciate the seamless clever design of space, the perfect selection of materials with the quality craftsmanship of a high reputable builder. The property has lots of extras to maximise space with lots of built-ins, shelving, wall unit in living and your own wine cellar!

Timber floors, bright and open plan kitchen with stone benchtops, lots of storage and European appliances, German made window frames and floor to ceiling sliding doors with high engineering ratings for insulation of heat and soundproofing .

The spacious living- dining area is seamlessly joined by the outdoor terrace offering plenty of natural light. Sharing access to the terrace is the master suite that has been designed to take advantage of its positioning, with a walk through wardrobe with custom made fittings, to the lavish ensuite complete with double vanity and generous walk-in shower. Large second bedroom, with study nook, is conveniently located near the family bathroom in a private setting.

The apartment includes one secure car park and an EXTRA storage beach shed for all storage, toys and tools!

SUMMIT is only a 3.5 year old building with 80% owner occupier, it has been a great choice for downsizers or first home buyers, wanting to purchase close to the water in an outstanding building with very low body corporate, due to its quality finishes and low maintenance.

This architecturally designed property comes with:

- \* Extremely sought after floorplan
- \* 2 large bedrooms
- \* 2 bathrooms with LED lighting and built in cupboards with mirrors for all your toiletries
- \* Outstanding Master bedroom with water views, fitted WIR and luxurious ensuite
- \* East facing covered balcony with mesmerizing water views for outdoor entertaining
- \* Floor-to-ceiling sliding doors with in-out feeling design
- \* American Oak timber floating flooring
- \* Ducted reverse and zoned air-conditioning
- \* Ceiling fans in bedrooms and living
- \* Chef's Kitchen with pantry and lots of cupboards
- \* Lots of extras (LED kitchen lights under cupboards, mirror toiletries cupboards in bathrooms, acoustically engineering glass, German made quality frames and much more)
- \* Secure underground car park for 1 car

SUMMIT facilities:

- \* 2 lifts
- \* Inground Pool
- \* 2 x BBQ areas
- \* Outdoor shower
- \* Secure parking & bike racks in underground carpark
- \* Visitor carpark and bike racks at the back of the building
- \* Gymnasium
- \* Caretakers onsite
- \* Video Intercom

The numbers:

- \* Low Body corporate around \$110 per week
- \* Council Rates around \$1,800 per year
- \* Water Rates individually metered
- \* Rental appraisal \$850 - \$870 per week

Contact Ana Tulloch on 0439 343 432 for further information and viewing times.

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