

**901/110 Frank Street, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Sold Apartment**

Friday, 8 September 2023

901/110 Frank Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 101 m<sup>2</sup>**

**Type: Apartment**

**\$800,000**

Please be advised that the open home for Wednesday 13th September has been cancelled. Modern / Almost New 2 Bed, 2 Bath, 2 Car - North Facing Apartment in Labrador, QLD. Some images are past display & current shots as of September 2023. Embrace the coastal lifestyle with this sensational 2-bedroom, 2-bathroom apartment in sunny Labrador on the Northern Gold Coast Queensland. Prepare to be swept away by the allure of beachside living as we unveil the story of your new coastal sanctuary. Step into this near-new gem, perched on the top floor, where you will be greeted by a fresh, modern layout that exudes coastal chic. With its airy soaring ceilings, quality finishes, and sleek timber floorboards, this space has been designed for those who appreciate the finer things in life. The open-plan living area beckons you to unwind and host friends, with sea breezes gently wafting in through the balcony's north-facing charm. It is the perfect backdrop for creating unforgettable coastal memories. The kitchen is a culinary paradise, featuring contemporary appliances, a handy dishwasher, a nifty insinkerator, and stone benchtops that whisper of beachfront elegance. Slide-out shelving and a built-in microwave make meal prep a breeze, allowing you more time to soak up the sun and the iconic Broadwater. As you venture into the two generously sized bedrooms, you will find built-in wardrobes, ample natural light, and a delightful surprise - a Murphy bed in the second bedroom, ready to embrace your guests with open arms. The luxurious ensuite is a haven of relaxation, complete with double sinks and a separate shower, a perfect spot to wash away the salt and sand after a day at the beach. But the true coastal magic lies outdoors. Your balcony is your personal oasis for entertaining, soaking up the coastal vibes, and watching the sun dip below the horizon. As part of this beachside community, you will have access to an inviting in-ground swimming pool and an outdoor entertainment area, ideal for weekend barbecues with friends and family. No coastal lifestyle would be complete without convenience, and this apartment has it in spades. You will enjoy the peace of mind of secure parking in not one, but two garages, and there is even a spacious storage cage for all your beach gear. As if that is not enough, this coastal dreamland offers additional benefits like a well-equipped gym, an intercom system for added security, and access to pay TV for those lazy beach days when you just want to unwind indoors. And the best part? The Broadwater is calling, and you can answer right away. This coastal haven is move-in ready, waiting for you to start living the ultimate beachfront lifestyle. So, picture yourself waking up and sipping your morning coffee on your sun-drenched balcony and strolling along the beautiful Broadwater just moments away. With low Body Corporate fees of approximately \$80 per week, you can enjoy the coastal paradise without a care in the world. It is time to turn your coastal dreams into a reality. This Labrador apartment is not just a home; it is a ticket to a cool coastal lifestyle that you have always craved. What's To Love about your new home @ Summit Apartments\* Two car parks (tandem) and large storage cage\* Slide out shelving in kitchen and laundry\* Timber flooring throughout\* Quality block-out drapes as well as sheers\* Ducted AC and ceiling fans\* Positioned on the top floor with northerly views from kitchen, living and balcony\* Low Body Corporate of approximately \$80 per week\* Current Body Corporate Disclosure statement available on request \* Built 2021\* GCCC Rates \$786.43 6mths\* GCCC Water \$342.13 3mths\* Rental Appraisal \$650 - \$700 per week \* Pet Friendly -10kg with Body Corporate approval\* Car spaces : No 98 -99 ( tandem ) \* Short walk to the beautiful Broadwater\* Additional Items staying with the apartment: Fridge, Washing Machine & Microwave This luxurious 2-bedroom: 2-bathroom north-facing apartment in Labrador, QLD, seems like a fantastic opportunity for potential buyers. Here are some of the standout features and aspects to love about this property:- Spacious and Modern: The apartment offers a modern layout with lofty ceilings and quality fittings. The open-plan living area provides ample space to relax and entertain guests.- Well-Equipped Kitchen: The kitchen is equipped with contemporary appliances, including a dishwasher and microwave, making meal preparation convenient and easy. The slide-out shelving and stone benchtops add to the functionality and aesthetics.- Comfortable Bedrooms: Both bedrooms are generously sized and come with built-in wardrobes. The addition of a Murphy bed in the second bedroom is a thoughtful touch for accommodating guests.- Luxurious En-suite: The en-suite bathroom is a highlight, featuring double sinks and a separate shower, providing a luxurious retreat within the apartment.- Outdoor Spaces: The north-facing balcony is a great spot to enjoy outdoor living and entertain guests. Additionally, the in-ground swimming pool and outdoor entertainment area offer opportunities for relaxation and social gatherings.- Secure Parking: With two secure garages (tandem) and a large storage cage, there is plenty of space for parking and storage.- Modern Amenities: The property comes with additional amenities like a gym, intercom, and pay TV access, enhancing the overall lifestyle experience.- Convenient Location: The apartment is located on the top floor, offering northerly views from the kitchen, living area, and balcony. It is also a short walk to the beautiful Broadwater, providing easy access to waterfront leisure activities.- Low Body Corporate Fees: The low Body Corporate fees of approximately \$90 per week can be seen as a financial benefit for the residents.- Move-In Ready: the

property is ready for immediate occupancy, making it convenient for potential buyers. Overall, this apartment offers a blend of modern living, convenience, and lifestyle amenities. It is a fantastic opportunity for those looking for a comfortable and stylish place to call home in Labrador, QLD. Do not miss this opportunity: Call Chris Ryan - 0415 850 767 today to arrange a private appointment or times for the next Open Home. 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 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.