

28/125 Frank St, Labrador, QLD, 4215

 **LJ Hooker** Broadwater

Studio For Sale

Monday, 19 August 2024

28/125 Frank St, Labrador, QLD, 4215

Bathrooms: 1

Parkings: 1

Type: Studio



Catherine Nutt
0755371311

Cosy Studio Apartment in Prime Holiday Location

Move straight in, keep as your Gold Coast holiday destination or reap the rewards as an investment property
Buyers please note - as the floor area of this studio is 33 m2 in total, this studio can only be offered to cash buyers only as finance is not an option.

Discover your perfect holiday retreat or investment opportunity in this charming studio apartment! Nestled in a well-maintained holiday let block, this property boasts a functional floorplan, a surprising amount of storage, and a usable balcony off the main room, plus an allocated covered carpark.

Key Features:

- * Management guarantees \$1600 gross per month (No management fees apply)
- * Overall floor area 33m2 including balcony
- * Allocated covered carpark
- * Council rates - variable if owner occupied, long term rental or short term rental
- * Low Body Corp fees of approx. \$66.80 pw with a good sinking fund
- * Resort facilities including swimming pool and BBQ area
- * Convenience of a bus stop at your doorstep
- * Well maintained building and gardens
- * Experienced on-site manager

Location, Location, Location!

One Block to Broadwater: Just a short stroll to the stunning Broadwater playground.

Dining & Cafes: Surrounded by several cafes and restaurants.

Convenient Transport: A bus stop right out the front to take you anywhere on the Gold Coast.

Broadwater Keys is located only 50 metres to the Broadwater, cafes, restaurants and bus stop. Situated only minutes to the M1, Harbour Town Shopping Outlet and the Gold Coast University Hospital. This property offers the ideal investment opportunity in a prime position.

Don't miss out on this exceptional opportunity to secure a slice of Gold Coast paradise!

Phone Catherine Nutt on 0433 247690 for more details or to arrange an inspection.

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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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.