

2/39 Middle St, Labrador, QLD, 4215

 **LJ Hooker** Broadwater

Sold Unit

Monday, 19 August 2024

2/39 Middle St, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

FANTASTIC SOLID INVESTMENT CLOSE TO WATER TO SEE YOUR ASSET GROW

Looking for a sound investment? Look no further! This 2-bedroom ground floor unit is the perfect investment in this well-kept, double brick property with very low outgoings. A solid rental return of \$500 per week and a long-term tenant in place until October 2024. Sought after location by both owners and tenants with walking distance to renowned Broadwater beaches, parks, coffee shops and restaurants, a short drive to the Labrador Park Shopping Centre, Harbourn town and easy access to Gold Coast Hwy/Brisbane Road, with several public transport lines around the property.

The apartment has great ventilation with North facing living. Both bedrooms are bigger size than average and have built-in robes. Large bathroom accommodates practical laundry. Building only has 8 units and sits on a large block of land of 916 sqm.

Features:

- * 2 spacious bedrooms + 1 full bathroom
- * Carpet floors throughout (except wet areas)
- * 1 Allocated carpark in private open space
- * Low maintenance building in immaculate condition
- * Body Corporate around \$4,300 per year (including building insurance)
- * Council Rates for investor around \$2,400 per year. owner occupier around \$2,000 py
- * Water Rates around \$1,300 per year
- * Rented at \$450 per week until October 2024. Potential rental appraisal around \$500 per week

An investment property with this much to offer won't last long! Call Ana Tulloch today to secure your inspection and let this property become an effortless investment for you!

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