

27/10 Bath Street, Labrador, QLD, 4215

 **LJ Hooker** Broadwater

Sold Unit

Monday, 19 August 2024

27/10 Bath Street, Labrador, QLD, 4215

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

Come say Hello! To your Next Investment, Weekender, or New Home!

Whether you're looking for your next beachside weekender or a savvy investment on the Northern Gold Coast, this private top-floor apartment is a must-see.

Positioned on the top floor to take in the surrounding views, you will find this apartment offers a huge outdoor patio sun deck like no other in this price bracket.

This spacious 1-bedroom apartment has recently been painted in a fresh coastal white, which highlights recently installed timber flooring throughout the living area.

The kitchen offers views out to the balcony as well as lots of storage as well as the option to create summer salads for the BBQ or that perfect Sunday morning breakfast!

The spacious island breakfast bar offers a casual area to dine or catch up over a coffee.

An open plan lounge room can be configured to suit your needs and furniture as the space hosts two double sliding doors onto the wrap around balcony. These provide the whole apartment in natural sunlight all whilst bringing the outdoors in and taking in the surrounding local landscape with glimpse of the iconic Broadwater only moments.

A spacious master bedroom offers wall to wall mirrored wardrobes, new ceiling fan, room for a large bed and added furniture and a window to keep the room light, bright and inviting.

The bathroom / laundry is presented in original condition and is extremely well maintained, the new owner if they want could renovate and make something special!

Throughout the apartment you will find split system air conditioning to cool or heat the whole apartment, added storage, a potential utilities nook upon entry, new black ceiling fans and security screens throughout.

The Wow! factor of this coastal oasis property, must be the spacious open aired balcony with party lights and pergola.

The Body Corporate is as little as approx. \$71 per week and has secured underground parking for residents.

Beachfront Oasis: Downstairs is tropical pool area is a coastal oasis where you can unwind, soak up the sun, and let your worries drift away in the sparkling waters.

It's like having a vacation in your own backyard.

Prime Coastal Location: With all the lifestyle amenities at your fingertips, you're surrounded by the best that the Broadwater area has to offer, Waterfront dining, Entertainment, Beachfront Parklands, Walking tracks & Great Coffee!

“Everything you need to embrace the coastal vibe is within easy reach!”

Just moments away, enjoy the Iconic Broadwater with a host of fine dining, trendy & vintage cafés. Close by is Harbour Town Premium Outlet, World class sporting facilities, golf courses and attractions. Close to the Southport CBD, Gold Coast Uni Hospital, Griffith University Campus, and the expanding light rail network. Direct access to the M1 Motorway, north to Brisbane and South to the Tweed Coast & Hinterland. The breathtaking Gold Coast beaches, cafes and restaurants are also just a short distance away by car or local transport.

Property Highlights:

- Location: The apartment is positioned on the top floor, offering surrounding views. It's suitable for a beachside

weekender or an investment opportunity.

- Outdoor Space: The apartment features a spacious outdoor patio sun deck, which is quite unique for its price range.
- Interior: The 1-bedroom apartment has recently been painted in a fresh coastal white, and it has newly installed timber flooring in the living area.
- Kitchen: The kitchen provides views of the balcony, lots of storage, and an island breakfast bar for casual dining.
- Living Area: The open-plan lounge room is filled with natural light and has double sliding doors onto a wrap-around balcony with views of the local landscape and glimpses of the Broadwater.
- Bedroom: The spacious master bedroom features wall-to-wall mirrored wardrobes, a new ceiling fan, and ample space for furniture.
- The bathroom/laundry is in original condition but well-maintained, with potential for renovation.
- The apartment includes split system air conditioning, added storage, ceiling fans, and security screens.
- Outdoor Space: The highlight is the spacious open-air balcony with party lights and a pergola.
- Complex Features: Mango Cove Apartments is a secured gated complex with a tropical swimming pool and BBQ area.
- Body Corporate: The Body Corporate fees are approximately \$71 per week, and there's secured underground parking for residents.
- Location: The apartment is conveniently located close to Gold Coast beaches, cafes, restaurants, and various amenities.

Financial Information: The listing mentions approximate council land rates and water rates but doesn't provide specific figures.

Building Details: The apartment is on the top floor of a 3-story walk-up building with an onsite manager and security features.

Total Floor Space internal: The property offers a total floor space of 54 square meters.

External Balcony Space is 39 square meters.

Built 1999

Pet Friendly: The apartment may be pet-friendly with body corporate approval for pets up to 10kg.

New additions recently:

Freshly painted.

New lighting installed & new television mount in the living room.

New timber flooring to living area.

New ceiling fans installed.

New smoke alarms have been installed & are compliant with new legislation.

Glass sliding doors have been recently tinted.

Financial Information:

Rental Appraisal approx. \$450.00 per week

Council land rates - approx. \$970.00 6mths

Current water rates - approx. \$330.00 3mths

Body corporate levies - approx. \$71.00 per week

Top floor: 3 story: walk up Building.

Live in onsite manager

Security Building with basement parking

Total floor space 54m²

Car space No: 27

Copy of current Body Corporate Disclosures statement available on request

Please contact the Selling & Marketing agent Chris Ryan on 0415 850 767 for more information, to arrange a private inspection or check on open for inspection timetable.

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 enquiries and seek your own independent advice.