


# 27/224 Marine Parade, Labrador, Qld 4215

 LJ Hooker Broadwater

## Unit For Sale

Sunday, 23 June 2024

27/224 Marine Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ana Tulloch  
0755371311

**\$750,000**

Enjoying breathtaking Broadwater and park views on a prime location on the Golden Mile. Secure your slice of real estate on the most undervalued area on the Gold Coast and see your property value grow. Solid and low maintenance building guarantees low outgoings, with extremely low body corporate fees at \$65 per week. Be welcomed to this bright and lovely 3rd floor corner upgraded apartment with tiled open plan living/dining leading onto the generous East facing and protected balcony, accessible from living and Master bedroom with water views. Recently painted with 2 good size bedrooms, large bathroom and all the convenience, the apartment is set in a low maintenance and well establish building - never to be built out! You won't find a cheaper property on front row on the Golden Mile! Access from the ground level via elevator or stairs at the back. This property comes with a separate lockable garage with remote control to accommodate one car. Features include: \* LOCATION, LOCATION, LOCATION\* 2 good sized bedrooms with built in robes\* Air-conditioning in master bedroom\* 1 full bathroom with hidden away designed laundry \* Beautiful views from the balcony\* Well appointed kitchen with many drawers\* Security screen door and block out curtains in bedrooms\* Plenty of natural light and ample storage space throughout \* Secure single lock up garage with remote control automatic door\* Access from the ground level via elevator or stairs\* Low Body Corporate \$3,300 per year (Sinking Fund and Admin Fund) \* Currently rented until April 2025 @ \$525 pw to great long term tenants\* Rental appraisal \$650 per week\* Council Rates around \$2,400 per yearEnjoy your strolls by the pristine Broadwater to restaurants and cafes nearby. Very convenient and sought after location on the Golden Mile, close to public transport, 5 min drive to Southport CBD and major shopping centers. To arrange your private inspection call Ana Tulloch on 0439 343 432.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 Ana Tulloch Realty Pty Ltd Licence No 3998095 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.