


31/125 Frank St, Labrador, QLD, 4215

 **LJ Hooker** Broadwater

Sold Unit

Monday, 19 August 2024

31/125 Frank St, Labrador, QLD, 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

"Seaside Serenity Awaits! Embrace the Coastal Lifestyle at Broadwater Keys Apartments!"

Welcome to your new coastal haven, just moments away from the tranquil Broadwater!

Step into the epitome of Gold Coast living with this upgraded two-bedroom, one-bathroom unit - a canvas awaiting your personal touch.

Designed to optimize every inch, this residence boasts a freshly painted, partially renovated interior, creating a bright and inviting atmosphere. The bedrooms are generously sized, catering to the needs of both individuals and couples alike. Included is a covered single carpark, and with the unit currently untenanted, you have the freedom to renovate and move in at your own pace.

Indulge in the quintessential Queensland lifestyle with this exceptional unit. Ideally situated, you're a short drive from the stunning beaches of the Gold Coast and the vibrant city of Brisbane. Picture your days basking in the sun on the beach, exploring local attractions, or savoring the diverse culinary delights offered by the nearby restaurants and cafes.

Despite its compact size, this unit cleverly maximizes comfort and functionality. The spacious bathroom / laundry also has had some upgrades and the included carpark is a valuable asset. What's more, this coastal gem comes with an irresistible price tag, making it a golden opportunity for both lifestyle enthusiasts and savvy investors alike.

Seize the chance to embrace or invest in the best of Queensland coastal living in Labrador. With its modern aesthetics, unbeatable location, and attractive pricing, this unit beckons you to make it yours!

Take the first step towards living the coastal lifestyle you've always envisioned - your haven by the Broadwater seaway awaits!

This property will be sold as vacant possession / current furniture on display within the unit can be purchased as a separate financial package or within a successful offer to purchase.

Features on Unit 31 Broadwater Keys Apartment:

- * 2 bedrooms / 1 bath / laundry / 1 covered car space no 31 at back of the property of Labrador Street
- * New air-conditioning installed in living area
- * New kitchen recently installed & extra storage
- * Freshly painted throughout & new window furnishings
- * Top floor corner position with some water glimpses
- * Timber floors in living & bedrooms
- * Security screens / windows & front door
- * Resort facilities including swimming pool and BBQ area
- * Bus stop at your doorstep Broadwater Keys is located only 50 metres to the Broadwater
- * On-site Manager / holiday letting pool available

Financial & General Information:

Council land rates: Approx. \$910.00 for 6 months

Current water rates: Approx. \$349 for 3 months (divided among 32 apartments)

Body corporate levies: Approx. \$95.00 per week (with 20% Discount)

Current Rental appraisal: \$500- \$525 per week

Built in 1970 with a total floor space of 54m²

New smoke alarms installed, compliant with new legislation

Top-floor apartment in a 2 storey walk-up building with 32 units

Secure, pet-friendly building with body corporate approval (max 10kg)

Body Corporate Disclosures statement available on request

Location Highlights:

Just moments away, revel in the iconic Broadwater with its fine dining and trendy cafes.

Nearby attractions include Harbour Town Premium Outlet, world-class sporting facilities, golf courses, Southport CBD, & Chinatown, Gold Coast Uni Hospital, Griffith University Campus, and the expanding light rail network.

Direct access to the M1 Motorway facilitates travel north to Brisbane and south to the Tweed Coast and Hinterland.

The breathtaking Gold Coast beaches, cafes, and restaurants are easily accessible by car or local transport.

For more information, to schedule a private inspection, or check the open inspection timetable, please contact the Selling & Marketing Estate Agent - Chris Ryan, 0415 850 767.

"Seize the opportunity to make this coastal haven your own!"

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