


**5/173 Muir Street, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

## **Unit For Sale**

Tuesday, 15 October 2024

5/173 Muir Street, Labrador, QLD, 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Catherine Nutt  
0755371311

## One-Bedroom Retreat So Close to the Broadwater

Welcome to your oversized, open-plan one-bedroom, one-bathroom unit, filled with natural light and refreshing breezes that create a perfect living space. Step outside to your private balcony off the lounge area. An ideal retreat for enjoying some downtime with your favorite beverage while taking in the fresh air.

The unit is in close to original condition and has so much potential for both owner occupiers or investors alike. Why not make this your next project and create your dream home or choose to renovate, relet or onsell.

This prime location places you just moments away from the stunning Broadwater, featuring kilometres of picturesque paths perfect for walking, people-watching, or admiring the lively boating scene.

Convenience is at your fingertips, with numerous shopping centres, Gold Coast University Hospital, Gold Coast University, delightful cafes, restaurants, transport options, and schools all within easy reach. Living here you have ample opportunity to experience a vibrant lifestyle !

173 Muir Street Labrador is a rare opportunity for investors or future developer to buy two 1 bedroom units and a 2 bedroom unit making that three units for sale in the same block in a much sought after part of Labrador!

This opportunity extends to owner occupiers or investors looking to purchase a single unit.

### Property Features Include:

- \* 71 m2 floor area
- \* Fan and air-conditioning
- \* Usable balcony off the lounge room
- \* Secure locked garage
- \* Block of only 6 units
- \* Low body corporate levies
- \* Separate Toilet

### Financials:-

- \* Current rental estimate \$450 - \$500 per week
- \* Periodic tenancy in place
- \* Rates \$1300 per half year
- \* Shared water levies
- \* Electricity paid per useage
- \* Low body corporate fees

A must to see - contact the local agent, Catherine Nutt on 0433 247 690 to arrange a private inspection now!

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.