


# 5/34 Imperial Parade, Labrador, Qld 4215

 LJ Hooker Broadwater

## Sold Unit

Friday, 22 December 2023

5/34 Imperial Parade, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Ana Tulloch  
0755371311

**\$485,000**

First time on the market ever!! Excellent apartment in a small low maintenance building just metres to the renowned Broadwater... with only 8 properties in the complex, apartment 5 is situated on the top second floor at front of the complex in a perfect North/East corner position. Bright and airy, with a fantastic corner balcony off the living to enjoy those summer breezes. Perfect for entry-level buying or investment opportunity. Walking distance to the iconic Broadwater, cafes and restaurants, public transport, shops and restaurants. On entry you will be surprised by the modern kitchen with loads of cupboard space, separate pantry, server window to dining and breakfast bar. Leading onto a large tiled, open-plan living/dining with light and breezes all year around. The property also boasts two sizeable bedrooms both with built-in-robos. The main bathroom includes both separate shower and bath. Double Individual lockable garage for 2 cars side by side, is located at the ground floor level with back access door. Features: \* 2 generous bedrooms with built-in-robos & ceiling fans \* Kitchen with loads of cupboard space, separate pantry and breakfast bar \* Combined tiled lounge/dining \* Main bathroom includes both shower and bath \* Separate toilet \* Corner balcony at rear of complex \* Split system air conditioning in living room \* Security doors/screens \* 2 car Garage and rear access side by side \* Laundry in bathroom \* Extra low maintenance building

The numbers: \* Body Corporate approx \$52 per week \* Water Rates approx \$1,200 per annum \* Council Rates approx \$2,000 per annum \* Rental Appraisal \$500 to \$520 per week. Rented now until end 28 May 2024

Steps away from local bus stops and a plethora of dining options. This will not last, call Ana Tulloch today on 0439 343 432 to arrange your private inspection. BY PRIVATE INSPECTION ONLY

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