


7/89 Frank Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Unit For Sale

Saturday, 2 December 2023

7/89 Frank Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Ana Tulloch
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\$575,000

Situated in a small block of only 12 units at the rear of the complex, this fantastic ground floor terrace is an unbeatable opportunity to secure low maintenance living just meters from the Broadwater. Secure your lifestyle now and see your money grow as Labrador is earmarked to be one of the suburbs with more growth on the Gold Coast, rapidly changing to be a preferred choice for both owner occupiers and investors. Boasting an excellent layout with fantastic cross ventilation and a sense of privacy and space, the apartment features a spacious open plan living and dining area adjoining a large covered outdoor terrace. Corner kitchen is very well equipped with plenty of cupboard storage and bench space. Two sizeable bedrooms with built in robes and Master with ensuite. Good storage throughout and a main bathroom with a separate bath and shower. Underground secure garage for 1 car and potential extra storage if desirable. Perfect for first home buyers, downsizers and investors alike, this unit features: * 2 bedrooms both with built-in-robos, the master with ensuite * 2 full bathrooms (family bathroom with bath and shower plus separate toilet) * Open plan lounge/dining (North facing) with split system AC & ceiling fan * Great sized kitchen with dishwasher, separate pantry and breakfast bar * Single secure car space * Security screens on all windows and doors * Sizeable terrace with direct access to large common area

The numbers: * Body Corporate: Approx. \$80 per week * Council Rates: Approx. \$2,400 * Water Rates: Approx. \$1,300 * Current Rental: \$560 per week until July 2024. Potential rental return around \$600 per week

Public transport literally at your doorstep and walking distance to Labrador's cafes and restaurants, this will not last. Call Ana Tulloch today on 0439 343 432 to arrange your inspection.

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