

**9/89 Frank St, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Sold Unit**

Monday, 19 August 2024

9/89 Frank St, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Living or Investing by the Seaside! Act Quickly Rare Opportunity!

First Open :

Saturday 8th June 2024 - 10:30am -11:30am / Private Inspection available by appointment !

Welcome to Mediterranean Surf, a perfect coastal oasis situated on the Broadwater-side of Frank Street. One of only 12 apartments, unit 9 is on the first floor in the quiet eastern end of the building. Enjoy the lovely northeast aspect from your private balcony with glimpses of boats on the water!

Relax in the sun on the beach, swimming, paddling and fishing, exploring local attractions or savoring the diverse culinary delights offered by nearby restaurants and cafes. All this a leisurely stroll via a private gate and pedestrian access which takes you directly to Marine Parade and the Broadwater.

This spacious apartment offers a blend of tranquillity and convenience, boasting an excellent layout brimming with natural light, refreshing cross ventilation and a sense of privacy and space. Indulge in the quintessential Queensland lifestyle with this exceptional property. Ideally situated, it's just a short drive to the many stunning beaches of the Gold Coast and approx 66 km from the vibrant city of Brisbane.

Seaside weekender, investment or first home, don't miss this unbeatable opportunity to secure low maintenance living just metres from the Broadwater. Properties in this location are earmarked as Northern Gold Coast destinations set to experience strong growth in the years ahead. It's exciting to see the rapid redevelopment enhancing this area, which is evolving as a preferred choice for both owner occupiers and investors.

Along this sought-after seaside stretch there is little for sale at this price point, so secure your investment NOW and see your money grow.

Step into the open plan living and dining area which seamlessly transition to an inviting alfresco covered balcony. Feel the summer breezes making it a perfect place for enjoying the seaside ambiance. The well-equipped kitchen includes modern appliances, a generous corner pantry and plenty of cupboard and bench space.

The apartment includes two sizeable bedrooms with leafy green outlooks. Both have built-in robes and an ensuite off the master. The spacious main bathroom offers a separate bath, shower and new vanity cabinet. Additional features include a separate European laundry and good storage throughout. For added convenience, it's just a few sets of stairs down to the designated car space and bike racks in the secure underground basement.

Prime Seaside Location:

This address is your gateway to the best that the Broadwater area offers, from waterfront dining and entertainment to beachfront parklands perfect for picnics and BBQs, and walking, cycling and water activities. Embrace the coastal lifestyle with ease or invest in your future!

Financial & General Information:

GCCC Council Land rates: Approx. \$1207.23: 6 months

GCCC Council Water rates: Approx. \$436.33: 4 months

Body Corporate levies: \$81.73 per week, with 20% discount

Currently in Sinking Fund \$101,938.39

Current Rental appraisal \$ 600 -\$620 per week \* LJ Hooker Broadwater PM

Solid brick construction, completed Dec 2000

Total area 85metre square (Internal floor 75metre square and Balcony 10metre square)

Car space 17metre square

North East facing Balcony

Private right-of-way pedestrian access to Marine Parade through rear gate of complex

Direct Broadwater access

Compliant smoke alarms installed

Whisper white paint palette throughout

Built in Robes with mirrored doors in MBR

Split system A/C in living area and ceiling fan

New dishwasher past 12mths

New curtains and blinds throughout apartment

First floor apartment in a 3-storey walk-up building with only 12 units

Security intercom access to unit

Secure gated basement with a designated car space and additional visitor parking

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, seaside cafes and The Grand Hotel. Nearby attractions include Harbour Town Premium Outlet, world-class sporting facilities, golf courses, Southport CBD, 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, shopping, dining and entertainment destinations are easily accessible by car or local transport.

For more information, to schedule a private inspection, or check the open home inspection timetable.

Please contact the Selling & Marketing agent, Chris Ryan, at 0415 850 767.

This property is perfect for First Home buyers, Downsizers, Getaway seekers and Investors alike.

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

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