

## Labrador, 1/18 Parker Street

QUIET RESIDENTIAL BOUTIQUE HOME ONLY  
METRES TO WATER

Welcome to your private home perfectly positioned in a boutique building only a very short walk, to the mesmerising Broadwater beach and Parklands. Perfect apartment for those looking for a comfortable piece of haven to call home, in a secure small building, with very low maintenance and yet in the best and most sought after location on the Gold Coast!

Quiet and serene the apartment faces a beautiful leafy and no-through road with local traffic. The building is fully secured with lift straight to the carpark and only 16 residents. The North aspect of this particular apartment provides plenty of light and breezes with its good size balcony as a safe private oasis to enjoy your morning coffee, or afternoon relaxing time, accessible from living and main bedroom.

Freshly painted with new flooring, blinds and curtains. Its floorplan has been carefully designed for private and comfortable living, with bedrooms conveniently separated at each



**For Sale**  
CONTACT AGENT

**View**  
[ljhooker.com.au/2NAUF3E](http://ljhooker.com.au/2NAUF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)



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**LJ Hooker Broadwater**  
**(07) 5537 1311**

end of the property, while the kitchen is located at the heart of the home with plenty of space for those who enjoy cooking!

Features you will love:

- \* QUIET LOCATION CLOSE TO WATER with nothing to do! Neat as a pin!
- \* Boutique residential building with lift direct to carpark
- \* Underground secure 1 car garage with remote control door plus storage shed
- \* 2 bedrooms, conveniently separated, with ceiling fans and mirror BIR
- \* Master ensuite includes double sinks, rain overhead shower and direct access to balcony
- \* Open plan central kitchen with island bench, wall oven, large corner pantry and lots more
- \* Air-conditioning reverse cycle unit in living for the whole apartment
- \* Ceiling fans throughout (living, kitchen and both bedrooms)
- \* 2 bathrooms with walk-in showers (second bathroom two-way to bedroom)
- \* New flooring and carpets in bedrooms
- \* North facing aspect to all rooms
- \* Security screens in all windows and Crimsafe on balcony doors/windows
- \* Separate laundry with extra storage cupboards
- \* Double door linen press

The Numbers:

- \* Body Corporate around \$100 per week (including insurance, sinking and admin funds)
- \* Council Rates around \$1,957 per year
- \* Water Rates around \$1,320 per year
- \* Rental Appraisal around \$750 per week

What a treat! it is certainly a luxury to live so close to the water while enjoying a quiet place to call home without the hustle! Secure this home now...it won't last.

Call Ana Tulloch for any further information on 0439 343 432.

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 Ana Tulloch Realty Pty Ltd Licence No 3998095 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.



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## More About this Property

<b>Property ID</b>	2NAUF3E
<b>Property Type</b>	Apartment
<b>House Size</b>	90 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2)

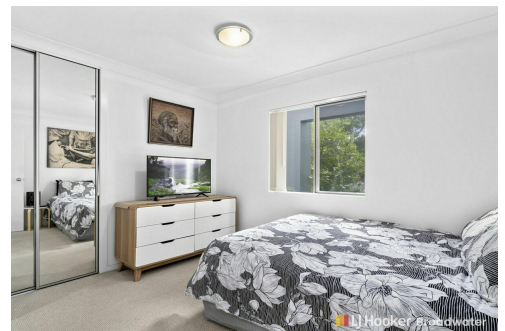
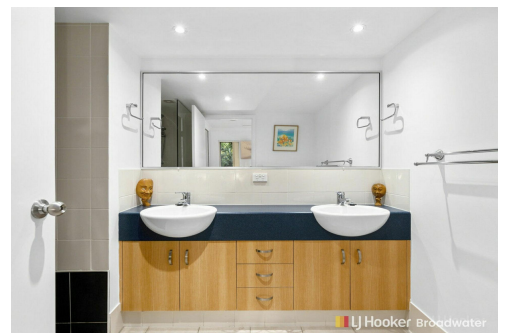
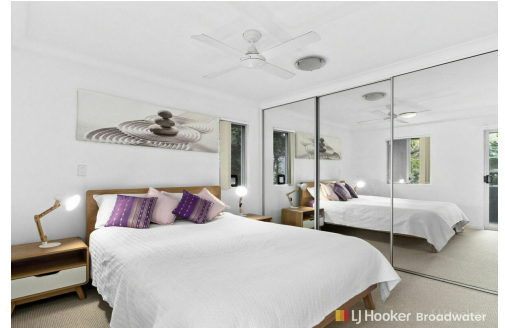
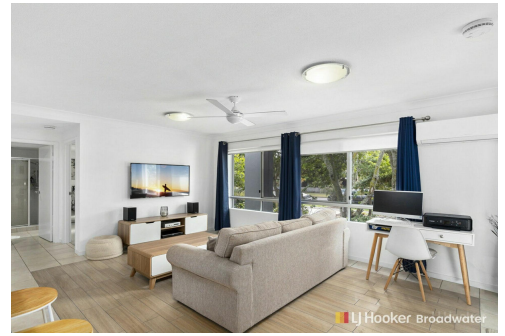
**Ana Tulloch 0439 343 432**

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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**LJ Hooker Broadwater (07) 5537 1311**

64 Frank Street, LABRADOR QLD 4215

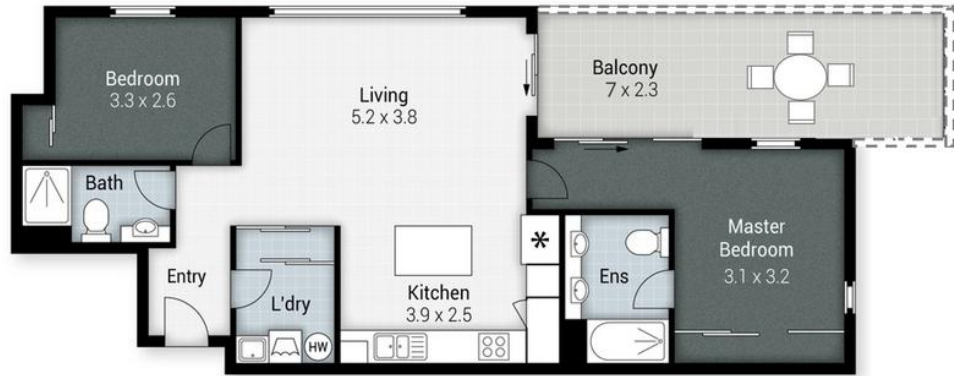
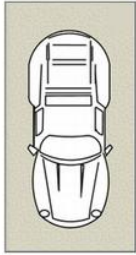
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Car Space



1/18 Parker Street  
**LABRADOR**

Internal 74 sqm | External 16 sqm | TOTAL 90 sqm

Ana Tulloch  
**0439 343 432**

Dimensions are indicative only



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