



1/8-12 Proud Street, Labrador

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RENOVATED GROUND-FLOOR APARTMENT WITH HUGE COURTYARD & SIDE BY SIDE PARKING

FOR SALE
Contact Agent

AGENTS

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AGENCY

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Beautifully renovated and set within the tightly held "Villas on Proud" complex of just 16, this modern two-bedroom, two-bathroom apartment delivers an impressive blend of style, space and low-maintenance living. Positioned on the ground floor in a private corner setting, it boasts an expansive wrap-around courtyard that feels more like a townhouse than an apartment, ideal for alfresco dining, kids, pets or simply relaxing in the sun.

Inside, the light-filled open-plan kitchen, living and dining zone flows effortlessly through sliding doors to the outdoor area, creating a relaxed indoor-outdoor lifestyle. The contemporary kitchen features ample storage and bench space, while the freshly updated interiors, new air-conditioning and neutral palette make the home instantly inviting.

The master bedroom enjoys its own ensuite and direct access to the rear patio, providing a peaceful retreat, while the second bedroom is serviced by a stylish main bathroom. With two secure side-by-side car

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

spaces plus a personal lock-up storage cage, you'll appreciate the practicality as much as the presentation.

Key Features:

- Renovated ground-floor corner apartment in boutique complex of just 16
- 2 generous bedrooms and 2 bathrooms
- Master bedroom with ensuite and direct access to the back patio
- Modern kitchen with excellent storage and bench space
- Open-plan living and dining flowing to the wrap-around courtyard
- " Brand-new air-conditioning unit in the living area
- " Large private courtyard —perfect for entertaining, kids or pets
- Two secure side-by-side car parks plus personal lock-up storage cage
- Well-maintained complex with swimming pool and secure entry
- Body corporate approx. \$111.50 per week*

Lifestyle & Location:

- Easy walking distance to the Broadwater, parks and walking paths
- Approx. 3.5km to Harbour Town Premium Outlets
- " Around 4km to Gold Coast University Hospital & Light Rail
- " Convenient access to local cafés, restaurants, schools and transport

Apartments of this calibre, with such a generous courtyard and outstanding position, are rarely offered in one of Labrador's best pockets. Don't miss your opportunity to secure a stylish, low-maintenance home or blue-chip investment —contact us today to arrange your inspection.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

Property ID NQJ0C
Property Type Apartment

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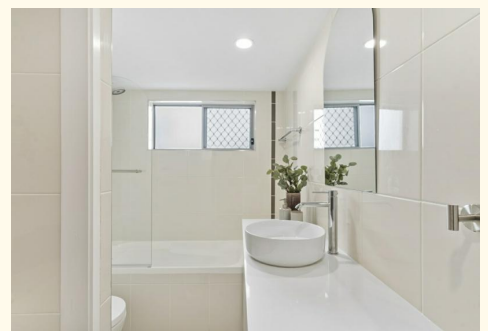
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1/8 Proud St, Labrador

BED 2 BATH 2 CAR 1

Internal: 88 m² | External: 54 m² | Approx Total: 142 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

