



LJ Hooker Broadwater



Labrador, 1/9 Middle Street

GROUND FLOOR UNIT IN A BLOCK OF ONLY 4 WITH GREAT POTENTIAL

Peacefully located on the ground floor of a small block of only 4 units, this renovated apartment offers a low maintenance lifestyle of ultimate convenience. Sunny North facing front patio to enjoy all year around.

Bright and fully renovated unit nestled in a block of 531 sqm with 2 street frontages and only 4 properties. Great potential of future development (currently 25 m height development envelope) as it is located walking distance to water and all amenities but yet quiet location. 2-bedroom this home makes perfect investment or for those on a budget, perhaps a beach weekender? Modern and functional, this property features built in cabinetry, a well appointed kitchen, open plan living/dining opening to a sunny veranda with tiled and timber floors throughout. Yes this is compact but yet, all that you need, in one of the most desirable locations on the Coast. No stairs to manage at all.

2

1

2

For Sale
UNDER CONTRACT

View
ljhooker.com.au/2MYFF3E

Contact
Ana Tulloch
0439 343 432
ana@ljhbroadwater.com.au

LJ Hooker

LJ Hooker Broadwater
(07) 5537 1311

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

A well-kept, 2 level brick building requiring very low maintenance and only around \$50 per week body corporate. A solid rental return for those looking for a secure investment walking distance to parks, Broadwater beach, cafes and restaurants.

Currently tenanted until March 2024 @ \$480 per week

Features:

- * 2 spacious bedrooms with ceiling fans and one with built in robes
- * Renovated kitchen with separate pantry
- * Loads of kitchen cupboards and stainless steel appliances
- * Modern bathroom with bath & separate toilet
- * Tiled living and newly carpeted bedrooms
- * Open plan living/dining with split system air conditioning
- * Separate laundry with access to rear
- * Low maintenance unit in immaculate condition inside and out
- * Security screens/doors
- * 1 enclosed garage + 1 open space (access through Sutherland Avenue)
- * Fantastic development potential with TWO street frontage & capital growth
- * Body Corporate around \$60 per week
- * Rental Appraisal: \$480 - \$520 per week
- * Council Investment Rates \$2,000 per year
- * Water Rates around \$1,170 per year

A short drive to the Labrador Park Shopping Centre, Harbour Town and easy access to Gold Coast Hwy/Brisbane Road, as well as walking distance to the Broadwater, parks, cafes and restaurants as well as walking distance to numerous public transport hubs.

A property with this much to offer won't last long! Call Ana Tulloch today on 0439 343 432 to secure your inspection and let this property become an effortless investment for you!

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

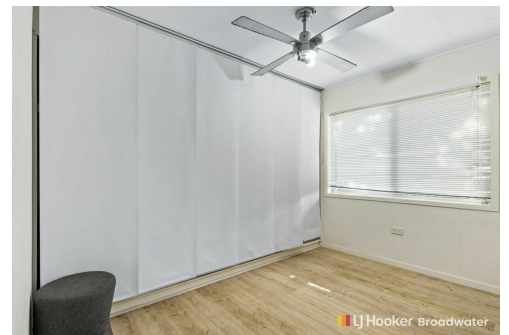
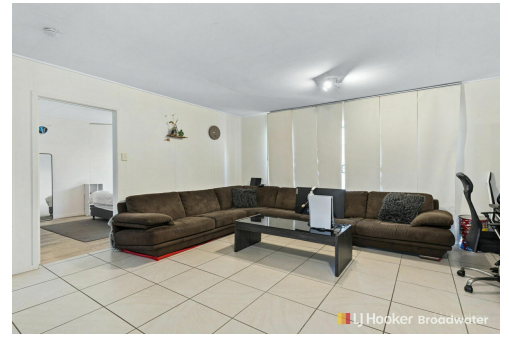
Property ID	2MYFF3E
Property Type	Apartment
House Size	53 m ²
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes

Ana Tulloch 0439 343 432

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
ana@ljhbroadwater.com.au

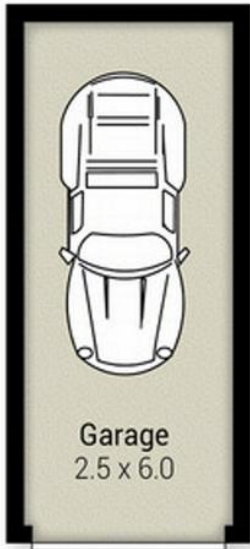
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 **LJ Hooker**

1/9 Middle Street, Labrador
Internal 53m² | External 14m² | Garage 15m² | TOTAL 82m²

Ana Tulloch
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