



103/110-112 Frank Street, Labrador

2 🏠 2 🚿 1 🚗

Back to Market with Motivated Vendors - Unique Beachside Apartment with Quiet Position, Private Entrance & Over-sized Courtyard

FOR SALE
Offers Over \$875,000

VIEW
Sat 20th Jun @ 9:30AM - 10:00AM

AGENTS
Calvin Olivier
0484 065 409
calvin.olivier@ljhooker.com.au

AGENCY
LJ Hooker Paradise Point
(07) 5564 1414

Built in 2020 this modern ground floor apartment is just short walk away from the highly sought after Broadwater, yet positioned perfectly to avoid road noise.

This is the perfect investment property with a central location, high possible rental return and a very reasonable body corporate fee.

This property has the largest floor plan in the building of approximately 137sqm and is the best value for money on the market!

Property Features:

- Master bedroom includes air-con, walk-in wardrobe, ceiling fan, courtyard access, stylish ensuite with his & her vanity plus ample storage
- Second bedroom also air-conditioned, includes built-in wardrobe,

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.

 **LJ Hooker**

- ceiling fan and ample natural light
- Modern family bathroom shelf and storage options
- Kitchen that makes cooking a breeze with long stone bench tops, breakfast bar, large fridge cavity, dishwasher and modern appliances
- Open plan living and dining area with air-con, accommodates for a variety of different furniture layouts
- Practical office nook with ample desk and storage space, conveniently hidden as a cupboard
- European laundry neatly tucked out of sight but opens to a practical wash zone with a laundry sink and cupboard space
- Huge court yard space for pets or children to play, also includes a secure entrance & exit
- Private resort style spa area, privatised by privacy screening and fencing compliance, perfect for relaxing with the peaceful afternoon breeze. (Spa not included)
- Secure underground parking
- Building pool, gymnasium and two BBQ zone areas are only for the exclusive use of the building's residents & guests

Walk to:

- The Broadwater parklands one of Gold Coasts most iconic attractions,
- Len Fox Park with attractions for kids and recreational facilities for adults,
- Many cafes and dining options such as 'Kings Steak and Seafood' ,
- Multiple boat ramps and other water access points,
- Numerous bus stops provide easy access to the public transport,

The list just doesn't stop, come look for yourself and find the lifestyle you've been searching for!

Short Drive to:

- Australia Fair shopping centre for all your daily & leisure shopping needs,
- M1 motorway accommodating for Brisbane or NSW travel,
- Surfers Paradise with business and entertainment options for everyone.

For your chance to secure this ideal residence, contact Exclusive Sales Agent Calvin Olivier on 0484 065 409 now.

MORE DETAILS

Property ID 12KZH4J
 Property Type Apartment

Calvin Olivier 0484 065 409
 Sales & Marketing Consultant | calvin.olivier@ljhooker.com.au

LJ Hooker Paradise Point (07) 5564 1414
 1/2 Grice Avenue, PARADISE POINT QLD 4216
 paradisepoint.ljhooker.com.au | paradisepoint@ljhooker.com.au

