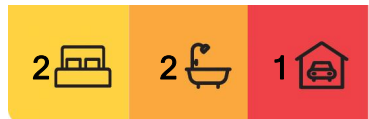


Labrador, 1202/41 Labrador Street

UNDER CONTRACT

Welcome to 1202, a beautiful spacious apartment offering easy modern living from the 12th floor on the golden triangle, one of the best kept secrets on the Gold Coast. Recently fully refurbished, this home has the perfect aspect capturing the welcoming sea breezes from all corners. At absolutely entry price for these type of properties, this is an opportunity not to be missed.

A separate entry foyer welcomes you home, into the open plan living/dining with stunning timber floors and mesmerising views to the Broadwater. The large space offers opportunity for an extra study nook. Two bedrooms, both with access to corner balcony allow you to enjoy incredible North views to the Broadwater. Take in the morning sun, enjoy the remarkable seabreezes or the city skyline lights at sunset...lifestyle now has an address.



For Sale

\$945,000

View

ljhooker.com.au/2MHF3E

Contact

Ana Tulloch

0439 343 432

ana@ljhbroadwater.com.au



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.

Features you will love:

- * 2 extra large bedrooms with private balcony and built-in-robos
- * Master with ensuite
- * Modern kitchen with new top of the range appliances
- * Family bathroom with bath tub
- * Separate laundry room with extra storage
- * Oak timber floors and plush carpet in bedrooms
- * Ceiling fans & split system air-conditioner
- * Water views
- * 1 carpark in secured carpark
- * Optional storage cage (over bonnet) allowed
- * Pet friendly
- * Kitchen with loads of storage and stainless steel appliances and city views
- * Only 4 residences per floor in boutique residential building
- * Recreational pool with lounge suite area
- * BBQ facilities and grass common area
- * Fruit trees for residents enjoyment
- * Residence lounge with extra BBQ, library and games room

The Numbers:

- * Rental Appraisal \$850-\$900 per week
- * Body Corporate approx. \$109.00 per week (Sinking & Admin funds plus insurance)
- * Council Rates approx. \$2,200 per year

Contact Ana Tulloch today on 0439 343 432 for your private inspection.

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

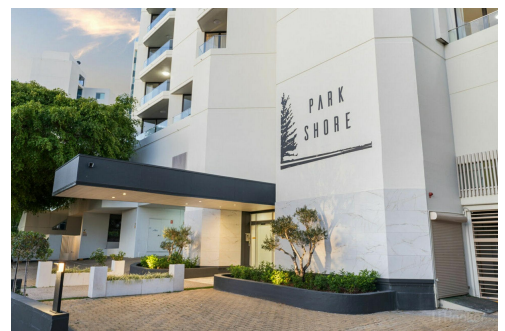
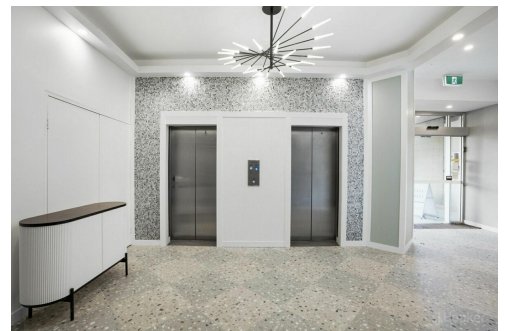
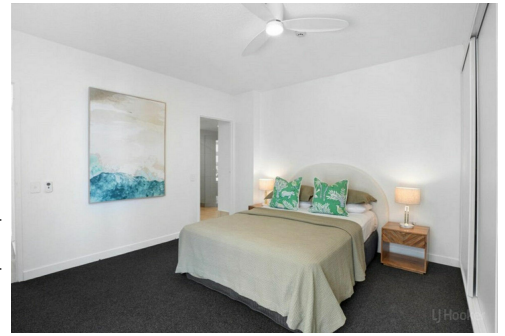
Property ID	2MHHF3E
Property Type	Apartment
Including	Ensuite Toilets (2)

Ana Tulloch

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



PARK SHORE

www.parkshore.com.au



TYPE B

41 Labrador Street
LABRADOR

2 Bed

2 Bath

1 Car

Internal 106m²

Balconies 17m²

Total 123m²

pdc.

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