

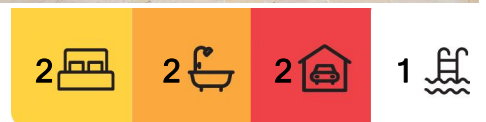
Labrador, 2/99 Muir Street

GRAND TERRACE APARTMENT IS YOUR PRIVATE OASIS CLOSE TO WATER

What a rare opportunity to secure this impressive bright and inviting terrace just 2 streets away from the Broadwater, with a very generous floorplan you will absolutely adore. Nestled in a small and secure complex with pool, the open plan design and magnificent layout with 2, front and back terraces, offer easy relaxed living with refreshing breezes flowing through.

Current owners have looked after the property, presenting it in immaculate condition. Walk in the large living/dining flows seamlessly onto the lovely covered North facing terrace, an inviting and private outdoor space for all year around enjoyment. Stylish and functional modern kitchen, features lots of cupboards and stone benchtops.

Master bedroom is large enough to be a retreat boasting its own private courtyard, ensuite, a walk-in robe, air conditioning and a ceiling fan. The second bedroom is also generously



For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NQAF3E

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



LJ Hooker Broadwater
(07) 5537 1311

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sized, equipped with a built-in wardrobe and ceiling fan. Large family bathroom has a designated space to accommodate the laundry room.

To make the property even more desirable, it comes with a huge bonus of two garage spaces and a shed! Extremely rare on properties on this price range and nature. Don't miss your chance...this terrace is truly lovely.

Features you with love:-

- * Lovely large terrace apartment
- * 2 large bedrooms (Master with WIR, private courtyard & ensuite)
- * 2 bathrooms (family bathroom with laundry)
- * 2 tandem car-parks in secured underground garage
- * Air-conditioning to living and main bedroom
- * Ceiling fans throughout and security doors
- * Well-appointed, modern kitchen with stone bench-top & dishwasher
- * Secure building access
- * Elevated ground floor terrace with only 4 steps from street level
- * Pool and BBQ facilities
- * Low maintenance oasis feel garden

The Numbers:-

- * Body Corporate approx. \$125 per week (including insurance, sinking and admin funds)
- * Council Rates approx. \$2,000 per annum
- * Water Rates approx. \$1,300 per annum
- * Rental Appraisal around \$750 per week

Ideally located just a short stroll to the iconic Broadwater, close to cafe's and restaurants as well as having public transport on your doorstep. Invest in one of the most upcoming suburbs on the Gold Coast, Labrador.

Call Ana Tulloch on 0439 343 432 to arrange 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

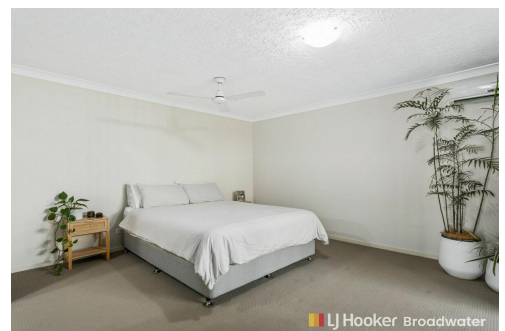
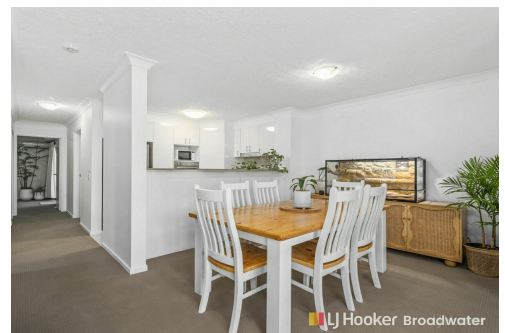
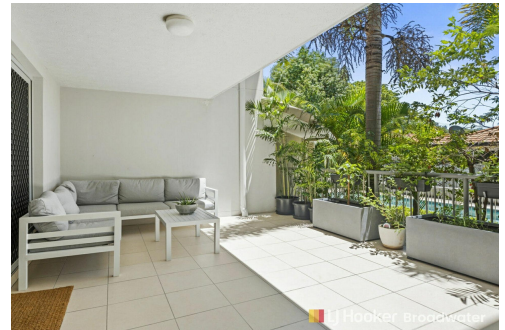
Property ID	2NQAF3E
Property Type	Apartment
House Size	126 m ²
Including	Ensuite Air Conditioning Intercom Pool

Ana Tulloch 0439 343 432

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

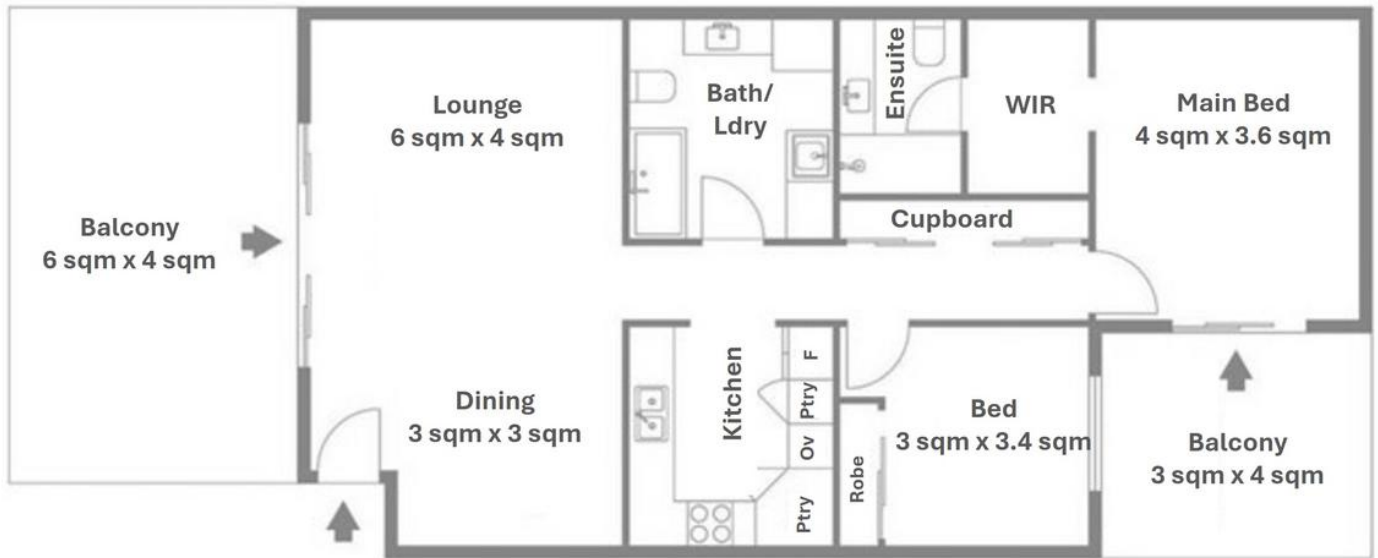
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LABRADOR

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