

Labrador, 310/110 Frank Street

Come home by the Seaside !! - Submit all offers now! "
We are Selling !! "

For this week only ! No open home , call to arrange your afternoon viewing allow 24hrs notice please

Private Inspections by appointment Only ! 24hours Notice to tenant

Investment Opportunity: Motivated Sellers!

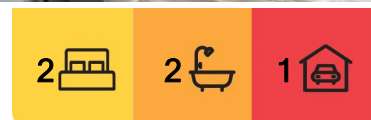
Built 2021

Floor Area Sizes: Internally - 84m2, Balcony 28m2 - Total 112m2 (12 squares)

For the astute investor seeking a lucrative rental opportunity on the vibrant Gold Coast, this luxurious 2-bedroom, 2-bathroom apartment in Labrador presents an enticing proposition.



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.



For Sale
\$725,000

View
lhooker.com.au/2N4DF3E

Contact
Chris Ryan
0415 850 767
chris@ljhbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

With its modern design, prime location, and array of amenities, this property offers a highly desirable rental option in the current market. Boasting a contemporary layout and premium finishes, including timber flooring and stone benchtops, the apartment is sure to attract discerning tenants seeking a sophisticated coastal lifestyle.

Additionally, the inclusion of practical features such as ducted air conditioning, ceiling fans, and slide-out shelving in the kitchen and laundry enhances the property's appeal, ensuring comfortable living for tenants year-round. Moreover, the apartment's proximity to the beautiful Broadwater, along with access to amenities like a swimming pool and gym, further elevates its rental potential, appealing to tenants seeking both convenience and leisure. With a strong rental history and the option for the current tenant to negotiate staying on, this investment opportunity promises attractive returns and long-term growth potential.

First Home Buyer or Downsizers:

Experience the epitome of modern coastal living in this stunning 2-bedroom, 2-bathroom apartment nestled in the heart of Labrador, Queensland. Welcome to Summit Apartments, where the allure of beachside charm meets contemporary sophistication.

Step into apartment 310 and immerse yourself in a fresh, modern ambiance designed to evoke the tranquility of coastal living. With its airy, high ceilings and sleek timber flooring, this space offers a seamless blend of comfort and style, perfect for those who appreciate the finer details of life.

The open-plan living area invites you to unwind and entertain, with the gentle sea breeze flowing through the south-facing balcony, creating an idyllic backdrop for creating lasting coastal memories.

The kitchen is a chef's delight, boasting top-of-the-line appliances, including a convenient dishwasher and incinerator, complemented by elegant stone benchtops that exude beachfront elegance. Slide-out shelving and a built-in microwave elevate the functionality of the space, allowing you more time to savor the sun and this iconic location!

As you explore the two generously sized bedrooms, you'll discover built-in wardrobes, abundant natural light, and a delightful surprise - a Murphy bed in the second bedroom, perfect for accommodating guests with ease. The luxurious ensuite offers a sanctuary of relaxation, featuring double sinks and a separate shower, providing the perfect retreat after a day of seaside adventures.

Step outside to your private balcony, where you can bask in the sunshine and enjoy alfresco dining against the picturesque backdrop of Labrador's coastline. Residents of Summit Apartments also have access to a refreshing in-ground swimming pool and outdoor entertainment area, ideal for hosting gatherings with friends and family.

Convenience is key with secure parking in two garages and a spacious storage cage for all your beach essentials. Additional amenities include a well-equipped gym, intercom system for added security, and access to pay TV for those cozy beach days indoors.

Best of all, the Broadwater is just moments away, beckoning you to embrace the coastal lifestyle from day one. With low Body Corporate fees and the option for the current tenant



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to negotiate staying, this apartment presents a rare opportunity to live the ultimate beachfront dream.

What's To Love about your new home @ Summit Apartments:

- * Single underground car park & number of visitor car spaces available on the ground level
- * Slide out shelving in kitchen and laundry
- * Timber flooring throughout
- * Ducted AC and ceiling fans
- * Positioned on the 3rd floor with spacious balcony that wraps around the side of the building and offers a southerly aspect!
- * Low Body Corporate of approximately around \$95 per week
- * Currently in the Body Corporate sinking fund over \$200,000
- * Current Body Corporate Disclosure statement available on request
- * Built 2021
- * GCCC Rates: around \$1207.22 per 6mths
- * GCCC Water: around \$460.98 per 3mths
- * Current Weekly rental \$575 per week - leased in place until May 2024
- * New Rental appraisal between \$700.000 - \$750 per week
- * Current tenant, if possible, would like to negotiate staying on in the apartment.
- * Pet Friendly - 10kg with Body Corporate approval
- * 2x BBQ areas
- * Outdoor Shower
- * Underground Car spaces: No 20
- * Caretaker onsite
- * Video Intercom
- * Short walk to the beautiful Broadwater

This luxurious 2-bedroom: 2-bathroom north-facing apartment in Labrador, QLD, seems like a fantastic opportunity for potential buyers. Here are some of the standout features and aspects to love about this property.

A copy of the Body Corporate Disclosure Statement available on request.

Don't miss your chance to make Summit Apartments your coastal sanctuary.

Please call Chris Ryan today at 0415 850 767 to schedule a private appointment or enquire about upcoming open homes.

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 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 2N4DF3E

Property Type Apartment

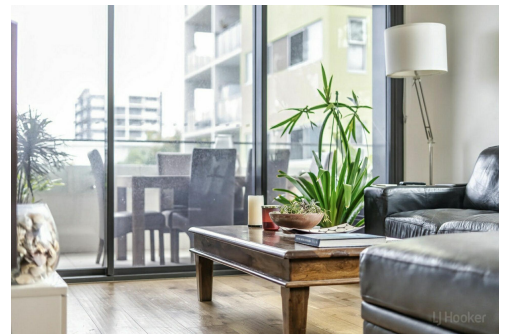
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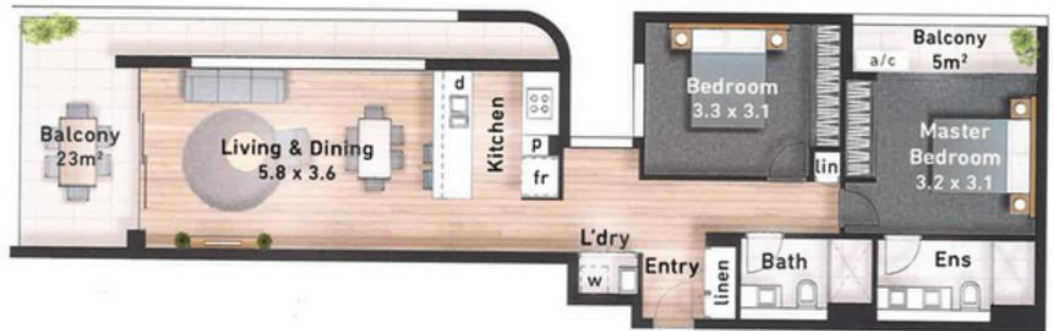


Apartment Type J

2 BED. 2 BATH.
STUDY.

FLOOR AREA SIZES

Internally	84m ²
Balcony	28m ²
TOTAL	112m²
(12 Squares)	



Disclaimer: The information provided is illustrative only and may not be relied upon. In particular, the final area dimensions of any apartment sold will be determined by the contract of sale and may differ from the depicted. Whilst every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this floor plan is free from errors or omissions or is suitable for you intended use. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice. All rights reserved. TOTO44515. Produced by totoandco.com.au