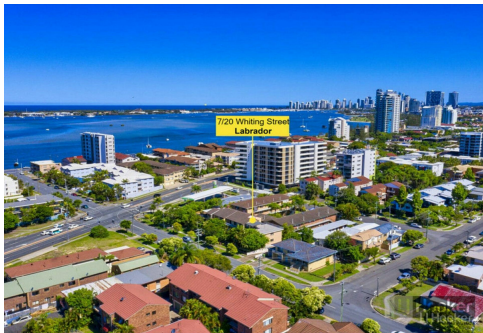




LJ Hooker Broadwater

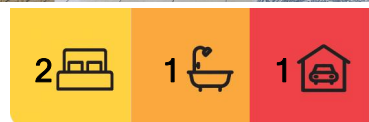


Labrador, 7/20 Whiting Street

FANTASTIC ENTRY LEVEL 2 BED APARTMENT CLOSE TO WATER

Only metres from the Broadwater and Parklands, this solid easy maintenance two-bedroom apartment presents an exciting opportunity to enter Labrador's hot property market. Located on the first floor of a boutique building of 10, the apartment boasts a generous open-plan living and dining area opening to a private North facing balcony to enjoy quiet and bushy outlook to the tree tops. Very good sized kitchen has plenty cupboards and bench space.

You won't be disappointed with the two bedrooms both fitted with a built-in robes with large windows to the back of the building providing peace and quiet while allowing refreshing cross-ventilation all year around. A modern renovated main bathroom encompassing a separate bath and shower with separate new toilet allow for easy and practical living. If you are on a budget as an owner moving in the area or investor...this property ticks all the boxes but won't last long...



For Sale
UNDER CONTRACT

View
By Appointment

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.

In addition you will find, secure parking for one car and a full laundry, as well as split system air-conditioning and ceiling fans. Simply a beautiful, practical and affordable place to call home.

Features:

- * 1 Modern Bathroom includes separate shower and bath plus separate toilet
- * Open plan lounge/dining room with air conditioning
- * 2 bedrooms at the rear of the building with built-in robes
- * Kitchen includes dishwasher and loads of cupboard space
- * Freshly painted with welcoming composite floorboards
- * Separate laundry room
- * Covered North facing balcony
- * Ceiling fans
- * 1 secure car space in basement
- * Boutique building only 10 in block (2 per floor)
- * Walking distance to Broadwater & public transport

The Numbers:

- * Council Rates: Approx. \$2,050 per annum
- * Water Rates: Approx. \$1,600 per annum
- * Body Corporate Levies: Approx. \$81 per week
- * Rental appraisal \$670 - \$700 per week

This fantastic residence is walking distance to Public Transport, a multitude of shops, dining options and parklands. Call Ana Tulloch today on 0439 343 432 to arrange your personal 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

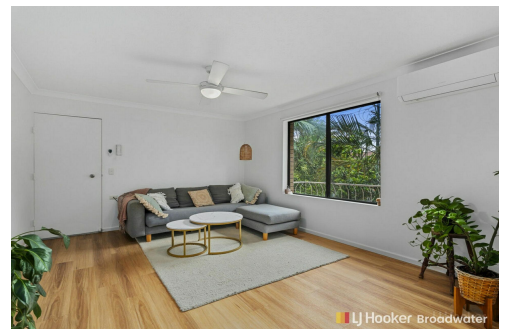
Property ID	2NTQF3E
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

Ana Tulloch 0439 343 432

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

LJ Hooker Broadwater (07) 5537 1311

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**LJ Hooker Broadwater
(07) 5537 1311**



7/20 Whiting Street
Labrador

2 | 1 | 1
Approx: 91 sqm

Ana Tulloch
0439 343 432

LJ Hooker