

Labrador, 709/110 Frank Street

INSPIRING MODERN APARTMENT WITH OUTSTANDING VISTAS

Welcome to one of the most vibrant and airy apartments you will find, where natural light floods every corner, creating a warm and inviting atmosphere. This modern residence boasts expansive water views that are sure to captivate your senses each day. The open-plan layout, complemented by large corner windows, allows you to enjoy stunning vistas of the ocean, mesmerising city skyline and the relaxing distant mountains, making it a perfect retreat for relaxation and inspiration.

Offering elegance and sophistication together with sensational views, this apartment located on the 7th floor, offers the perfect option for those that do not want to compromise on quality or location while enjoying easy Gold Coast living, at its best! Nearly new building, only 4 years old, designed by Rothelowman Architects and built by McNab builders will assure buyers of the quality on offer.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NM5F3E

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



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.

LJ Hooker Broadwater
(07) 5537 1311

Featuring open plan living that offers seamless access to the private corner and spacious balcony from the living/dining and Master bedroom. Whilst the contemporary kitchen completes the look with its stone top island bench together with breakfast bar, Omega appliances and integrated dishwasher, you will be the envy of all your guests.

Clever floorplan with two bedrooms conveniently separated for privacy. Lots of quality details and features completes this property with ducted air conditioning and ceiling fans, warm timber flooring, LED lighting and much more. Its position in the building, away from the main road, and on a private corner guaranteeing serene living. Feeling more like a private oasis in one of the most convenient locations.

Features you will love:

- * Views to the Broadwater, Surfers Paradise skyline and Hinterland
- * Central kitchen with stone tops and large breakfast bar
- * Built in study with storage
- * 2 generous bedrooms with plush carpets
- * Master with walk-through robe and sophisticated ensuite
- * Second bathroom in front of second bedroom
- * Ducted and zoned air conditioning
- * Beautiful timber floors with acoustic underlay
- * Floor to ceiling doors with engineered acoustic glass & tinting
- * Covered corner private balcony 12 sqm
- * Video intercom and lift key access to your floor
- * Secure underground parking for 1 car

SUMMIT also offers its residents exclusive access to the:

- * Swimming pool
- * BBQ facilities
- * Outdoor shower
- * Gym
- * Onsite caretakers
- * Plenty of Visitors parking at rear building
- * Full security and key access to your floor
- * 2 lifts
- * Bike racks for residents in secure garage

The numbers:

- * Body Corporate \$100 per week (including Sinking, Admin funds and building insurance)
- * Council Rates approx. \$2,160 per annum
- * Water Rates approx. \$1,200 per annum
- * Healthy financials and effective body corporate

To arrange your private inspection call Ana Tulloch today on 0439 343 432.

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



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.

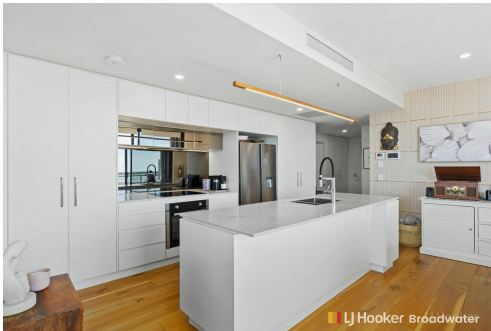
upon as being true and correct. You should make independent inquiries and seek your own independent advice.

More About this Property

Property ID	2NM5F3E
Property Type	Apartment
House Size	105 m2
Including	Ensuite Air Conditioning Intercom Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

Ana Tulloch 0439 343 432
Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
ana@ljhbroadwater.com.au

LJ Hooker Broadwater (07) 5537 1311
64 Frank Street, LABRADOR QLD 4215
broadwater.ljhooker.com.au | accounts@ljhbroadwater.com.au



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.

LJ Hooker Broadwater
(07) 5537 1311



SUMMIT

Apartment Type H

2 Bed. 2 Bath. Study.

Floor Area Sizes

Internally	81m ²
Balcony	24m ²
Total	105m²
(11 Squares)	



Every effort has been made to accurately describe the details of the development however this document is presented as a guide only. All measurements including models, floorplans and plans are illustrative only. Recipients are advised to undertake their own investigations to verify the accuracy of all aspects of the development. All details were correct at the time of printing and are subject to change without notice. This document is for information only and does not constitute an offer or inducement. Recipients should refer to sales plans (printed or digital) for confirmation of unit measurements.