






804/41 Labrador Street, Labrador

Breathtaking Views from Every Room

Welcome to the tastefully renovated "Park Shore" building meters from the Beautiful Broadwater. Situated on the on the 8th Floor, Residence 804 provides the perfect combination of Location, Views, and Space in a private, beachside community. The apartment has had a lovely renovation, included are three generously sized bedrooms, each with built-in robes and access to one of the three covered balconies, all offering views of the water and city skyline. The open plan living and dining area is perfect for entertaining and offers stunning views, adding an extra touch of elegance to every moment. The kitchen, also with amazing views, is a real focal point and features new European stainless-steel appliances.

Designed to maximize natural light, cross ventilation, and refreshing sea breezes, this property is perfect for year-round comfort. Complete with building facilities, security, and low body corporate fees, this apartment offers an exceptional lifestyle. Ideal for those looking to downsize, minimize or maximize your lifestyle, this apartment is located next to the Broadwater, lagoon swimming area, scenic walking paths along the Broadwater, parks, and fine dining-all at your doorstep.

3  2  1 

FOR SALE
Offers over \$1,000,000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Key Features:

- 3 bedrooms with built-in robes (main with ensuite)
- 2 refreshed bathrooms
- Well-designed kitchen with a view and new European stainless-steel appliances
- Open-plan lounge/dining area
- Separate laundry room off the foyer with sliding barn door
- Split-system air conditioning
- Ceiling fans throughout
- 3 cozy balconies with views of the water, city, and mountains
- Oak timber flooring
- Plush carpets in all bedrooms
- Large windows flooding the apartment with natural light
- Secure parking for 1 car on the podium level
- 1 storage space in the car park (over bonnet)

Building Facilities:

- Large pool with surrounding cabana
- BBQ area
- Residents' lounge
- Fruit trees in the common garden for residents' enjoyment

Key Financial Details:

- Body Corporate Fees: \$135 per week approx
- Council Rates: \$2,200 per year approx
- Water Rates: \$1,300 per year approx
- Rental Appraisal: \$900 per week approx

With the perfect mix of comfort, practicality, and stunning views, this apartment is a must-see! To book your inspection please contact Ben Latimer on 0402 921 314.

MORE DETAILS

Property ID	ZWUF4K
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

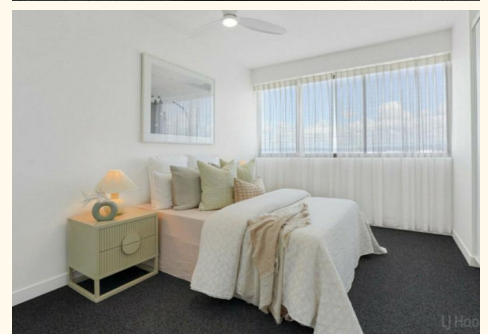
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PARK SHORE

www.parkshore.com.au



TYPE D

41 Labrador Street
LABRADOR

- 3 Bed
- 2 Bath
- 1 Car

Internal 116m²
Balconies 12m²
Total 128m²

pdc.

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