

Labrador, 23/125 Frank Street

Holiday Let Studio with Guaranteed Income - Set & Forget Investment

Entry Level Studio - Prime Investment or Your First Gold Coast Property

This cosy, second floor studio apartment is located in a holiday let block of 33 units with a mix of 2 bedroom, one bedroom and studio apartments.

Positioned just one block from the vibrant Broadwater, this top-floor studio apartment offers a serene escape with stunning pool views from your own private balcony. Enjoy the convenience of nearby cafes, restaurants, and the picturesque Broadwater at your doorstep.

Featuring a comfortable bedroom, bathroom and positioned to catch refreshing breezes, this apartment promises a relaxed lifestyle in a coveted location. Whether you're seeking a smart investment with great returns through onsite holiday let management or a golden opportunity to enter the Gold Coast property market, this is your chance. Don't miss out on



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
Offers Over \$399,000

View
By Appointment

Contact
Catherine Nutt
0433 247 690
catherine@ljhbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

this rare gem!

Contact your local agent Catherine Nutt today for more information and to arrange an inspection.

Property features include:

- * Water rates - approx \$331 per quarter
- * Land rates - \$1807.44 per half year
- * Low Body Corp fees of approx \$86.00 pw with a good sinking fund
- * Single covered car park
- * Resort facilities including swimming pool and BBQ area
- * Convenience of a bus stop at your doorstep
- * Well maintained building and gardens
- * Experienced onsite manager

Broadwater Keys is located only 50 metres to the Broadwater, cafes, restaurants and bus stop. Situated only minutes to the M1, Harbour Town Shopping Outlet and the Gold Coast University Hospital. This property offers the ideal lifestyle and prime position.

Phone Catherine Nutt on 0433 247 690 for more details or to arrange an 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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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.

More About this Property

Property ID	2NZBF3E
Property Type	Studio
House Size	27 m2
Land Area	2442 m2
Including	Air Conditioning Toilets (1) Pool

Catherine Nutt 0433 247 690

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

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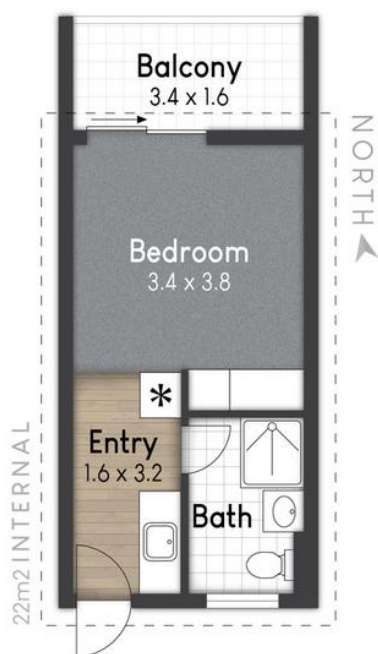
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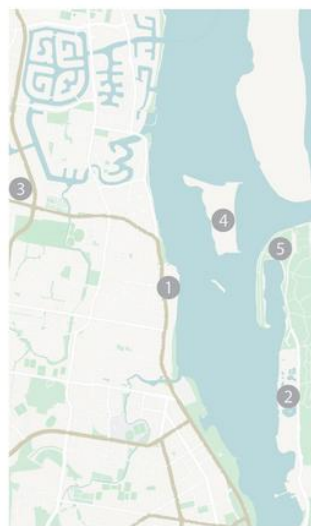


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1 RESIDENCE
2 SEAWORLD 3 HARBOUR TOWN SHOPPING CENTRE
4 WAVE BREAK ISLAND 5 THE SPIT



Location Map



23/125 Frank Street, Labrador

BED 1 BATH 1 CAR 1

Internal: 22 m² | External: 5 m² | Approx Total: 27 m²



LJ Hooker

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

