

## Labrador, 13/13-23 Bright Avenue

BEAUTIFUL AND BRIGHT ONE BEDROOM TERRACE IN SECURED COMPLEX

Nestled in one of the best located complexes in the area, and only a stones throw to the magnificent Broadwater and Parklands. PEBBLES apartments offers a fully secured complex, modern, secluded, quiet and surrounded by lush oasis style gardens. Terrace 13 is positioned perfectly on elevated ground floor with a small but practical and private courtyard and direct access to the basement secured parking, resort style pool and BBQ facilities.

Bright and sunny position with open plan living/dining, a modern and large kitchen with lots of storage and your private large balcony with your very own terrace! This is certainly a rare opportunity at entry level market price.



**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**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/2N0FF3E](http://ljhooker.com.au/2N0FF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)

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

Perfect for downsizers looking for lifestyle and security, first home buyers trying to get into the market or investors searching for a good return and LOCATION!  
Buyers will agree this property is a rare find which will suit many different needs. Practical floorplan, all usable space and very private. The complex is very well looked after, modern and secured and...only steps to the Broadwater beaches and parks.  
This property is tenanted until end of September 2024 for \$450 per week.  
Secure it now and move in later if you wish, or keep a savvy investment at the right price!

Features:

- \* 1 generously sized bedroom with BIR
- \* Modern large kitchen with stone benchtops, breakfast bar and plenty of cupboards
- \* Separate pantry and new dishwasher
- \* Open plan dining/lounge room
- \* Combination bath/shower
- \* European laundry with dryer
- \* Small private courtyard with clothesline
- \* Secured underground carpark
- \* Split system AC to living room & bedroom
- \* Security screens

The complex:

- \* Onsite managers
- \* Resort style lap pool & spa
- \* BBQ areas
- \* Fully secured
- \* Pet friendly
- \* Residential only

The numbers:

- \* Body corporate around \$88 per week
- \* Council Rates around \$2,200 per year
- \* Water Rates around \$1,400 per year
- \* Tenanted until 30 September 2024 at \$450 per week

Call Ana Tulloch on 0439 343 432 to organise your private viewing.

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

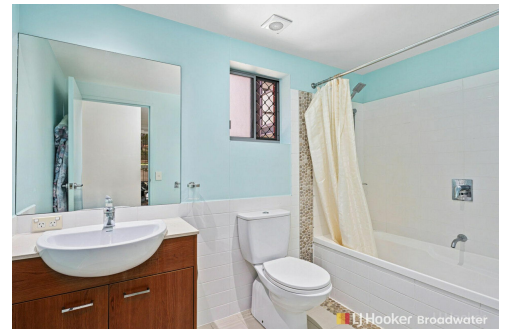
Property ID	2N0FF3E
Property Type	Unit
Including	Pool Dishwasher

### 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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13/13-23 BRIGHT AVENUE, LABRADOR



Internal: 69m<sup>2</sup> | External: 34m<sup>2</sup> | Total: 103m<sup>2</sup>

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.

