

Labrador, 18/28 Hunter Avenue

SAVVY INVESTMENT OR IDEAL ENTRY HOME

Ideal 2 bedroom property nestled in a small boutique secured double brick and tile complex, with pool of only 18 apartments, only meters from our magnificent Broadwater beach and Parklands. If you want to live in or secure an extremely safe investment to add to your portfolio, due to its low maintenance and fees at only \$62 per week, this can be your perfect opportunity!

You have it all at your fingertips to enjoy the perfect lifestyle without the price tag. Labrador is one of the most sought after areas where buyers are rushing in to secure properties, still reasonably priced, but heads up...it is changing very quickly, due to the high demand.

This fantastic apartment, although in its original condition, presents nice and neat as it has been very well looked after by its current owner. It is positioned on the commanding top floor, with large covered terrace with welcoming North/East aspect to enjoy the outdoor space - entertain all year around. The closeness to the waterfront gifts the welcoming sea



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For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NQ6F3E

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LJ Hooker Broadwater
(07) 5537 1311

breezes and cross ventilation throughout the property. Property is available now!

The complex has several stairwell access points with only 5 units in each foyer and only 2 apartments per floor, perfect for privacy and convenience.

Features you will love:

- * 2 queen size bedrooms with built-in-robies both with large windows
- * Neat kitchen with double sink and East facing window
- * 1 bathroom with bath/shower and separate toilet
- * Laundry positioned in dedicated space in large bathroom
- * Ceiling fans in all rooms
- * Block-out blinds in both bedrooms
- * Huge North/East facing covered terrace overlooking a quiet, wide leafy street
- * Security screens on doors and windows
- * 1 good size allocated carpark under the building
- * Tidy foyer with easy maintenance tiles
- * Secured fenced complex with remote control
- * Inviting pool in private settings for all the neighbours to enjoy
- * Intercom to each stairwell
- * 2nd top floor (no lift)

The Numbers:

- * Body Corporate fees are around \$62 pw (inclusive admin, sinking and building insurance)
- * Council Rates are around \$2,600 per year
- * Water Rates are around \$1,300 per year
- * Rental appraisal around \$650 per week

What is close by?

- * 2 min walk to the Broadwater & Parklands
- * 2 mins walk to several bus Public Transport
- * 7 mins walk to Marine Parade restaurants and eatery
- * 7 mins walk to the Grand Hotel & Charis Seafood
- * 2 mins drive to Labrador Kindergarten
- * 3 mins drive to Labrador State School
- * 5 mins drive to Southport State High School
- * 4 mins drive to Aldi Central Street
- * 5 mins drive to Labrador Park Shopping Centre
- * 5 mins drive to Harbour Town Shopping Centre
- * 10 mins drive to Gold Coast University Hospital & Griffith University
- * 10 mins to Light Rail, Australia Fair Shopping and Southport center
- * 15 mins drive to Surfers Paradise Center

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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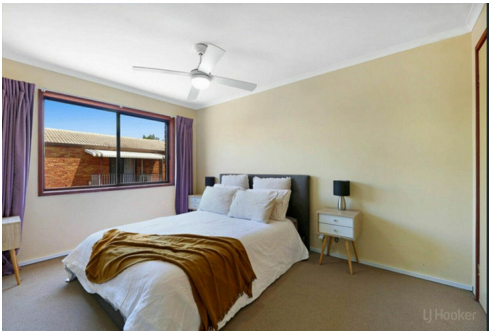
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More About this Property

Property ID	2NQ6F3E
Property Type	Unit
House Size	94 m2
Including	Pool

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18/28 HUNTER AVE, LABRADOR

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Internal: 80sqm | External 14sqm | Total 94sqm

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.

