

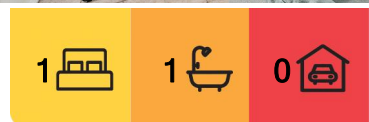
## Labrador, 2/13 Central Street

Ground-Floor Gem, Small Block, Near the Broadwater

Discover the perfect blend of location, comfort, and opportunity with this well-maintained one-bedroom unit, situated in a small block of just six residences. Only a block from the stunning Broadwater and a minute's walk to the bus line, this property offers unparalleled convenience. Featuring an open-plan kitchen and lounge, a spacious bedroom with a fan and built-in wardrobe, and a previously renovated bathroom, this unit is ideal for first-time investors, those expanding their portfolio, or as a cozy future home.

The property is complete with a full kitchen having ample storage and room for a breakfast bar and stools, plus access to a communal laundry. With an unbeatable location, reasonable body corporate levies and in good condition, this property is a smart investment or a cozy place to call home.

To arrange a private inspection, contact your local agent, Catherine Nutt on 0433247690



**For Sale**  
Contact agent

**View**  
[ljhooker.com.au/2NM3F3E](http://ljhooker.com.au/2NM3F3E)

**Contact**  
**Catherine Nutt**  
0433 247 690  
[catherine@ljhbroadwater.com.au](mailto:catherine@ljhbroadwater.com.au)



**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.

Property features include:-

- 39m<sup>2</sup> of floor area
- Solid brick, 1975 build
- Only 6 units in the block
- Minute's walk to the Broadwater
- Full sized bedroom, separate bathroom, combined lounge/dining
- Access to communal laundry
- Bus stop just a short walk away

Financial information:-

- Council Rates - \$2600 per annum as an investment
- Water Rates - Approx \$340 per quarter
- Body Corporate Levies - \$61.00 per week if paid on time
- Rental income \$430 per week
- Tenancy agreement in place until 25-08-2025

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.

## More About this Property

<b>Property ID</b>	2NM3F3E
<b>Property Type</b>	Unit
<b>House Size</b>	39 m <sup>2</sup>
<b>Including</b>	Toilets (1)

**Catherine Nutt 0433 247 690**

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

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

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2/13 CENTRAL STREET, LABRADOR

 1  1  1  
Total: 39m<sup>2</sup>