

Labrador, 2/23 Labrador Street

Location - Location! Live the Lifestyle by the Seaside!

Calling all coastal weekend warriors / investors and first-time home buyers!
It's a renovator!

Immerse yourself in the ultimate coastal lifestyle with this bright & airy two-bedroom, one-bath apartment boasting two balconies and a private lock-up garage. Nestled near the iconic Broadwater, this residence offers a rare opportunity to own a coastal gem frozen in time since its construction in the 1980s, providing new owners with a canvas to create a rejuvenated seaside escape, a first home, or a lucrative investment.

Ideally situated in a cul-de-sac, just one street back from Marine Parade, Labrador/Broadwater, this apartment seamlessly blends seaside comfort,



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
\$569,000 +

View
ljhooker.com.au/2MWFF3E

Contact
Chris Ryan
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LJ Hooker Broadwater
(07) 5537 1311

convenience, and the potential for a strong investment return. Whether you seek a beachside retreat or a savvy investment on the Northern Gold Coast, this second-floor sanctuary demands your attention.

Solidly constructed and generously sized in true old-school fashion, this unit has been a cherished home for over 20 years for the current owner, who is now ready to embark on a new chapter elsewhere. The open-plan layout effortlessly connects the living, dining, and kitchen areas, leading to an outdoor balcony where natural light floods in, enhancing the breezy coastal ambiance of your very own seaside sanctuary.

The property boasts ample natural light from glass sliding doors leading to the enclosed balcony. The open plan living and dining area flows seamlessly to a spacious kitchen with a counter bench, generous storage, good bench space, and abundant sunlight from two large corner windows. The main bedroom features a built-in robe, ceiling fan, and access to the second enclosed balcony, while the second bedroom offers ample space and built-in robes. A vintage pink main bathroom includes a shower and bath, complemented by a separate laundry and toilet.

Unit 2 on the second floor provides a lock-up garage with a roller door and easy access to the building entrance.

Prime Coastal Location:

Welcome to "Orana Place!" at 2/23 Labrador Street, Labrador, Gold Coast. This address is your gateway to the best that the Broadwater area offers, from waterfront dining and entertainment to beachfront parklands and walking tracks. Embrace the coastal lifestyle with ease.

Private Inspection available on request

Financial & General Information:

Council land rates: Approx. \$917.46 for 6 months.

Current water rates: Approx. \$2933.57 for 3 months (divided among seven apartments).

Body corporate levies: Approx. \$65.00 per week.

New Rental Appraisal \$520 - \$540 per week

Built in 1985 with a total floor space of 65m² - 90m² including balconies

Renovators delight!

New smoke alarms will be installed before settlement to comply with new legislation.

Second-floor apartment in a walk-up building with only seven units.

Secure, pet-friendly building with body corporate approval (max 10kg).

Body Corporate Disclosures statement available on request.

Location Highlights:

Just moments away, revel in the iconic Broadwater with its fine dining, trendy, and vintage cafes. Nearby attractions include Harbour Town Premium Outlet, world-class sporting facilities, golf courses, Southport CBD, Gold Coast Uni Hospital, Griffith University Campus, and the expanding light rail network.



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Direct access to the M1 Motorway facilitates travel north to Brisbane and south to the Tweed Coast and Hinterland. The breathtaking Gold Coast beaches, cafes, and restaurants are easily accessible by car or local transport.

For more information, to schedule a private inspection, or check the open inspection timetable, please contact the Selling & Marketing agent, Chris Ryan, on 0415 850 767.

"Seize the opportunity to make this coastal haven your own!"

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 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 enquiries and seek your own independent advice.

More About this Property

Property ID 2MWFF3E

Property Type Unit

House Size 65 m²

Including Toilets (1)

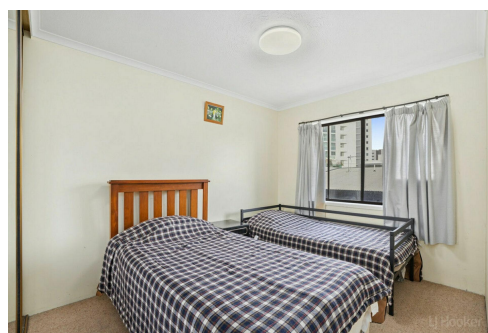
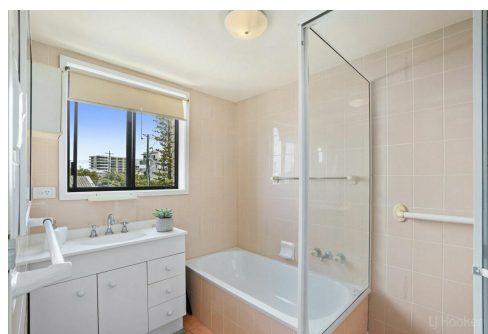
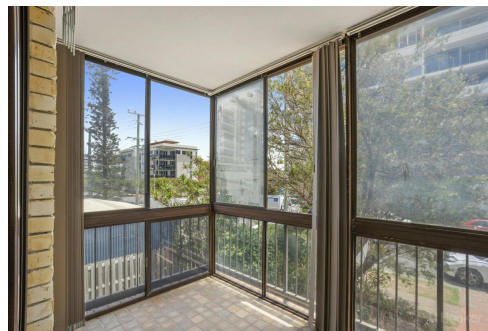
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2/23 LABRADOR STREET, LABRADOR



Internal: 90m² | Garage: 20m² | Total: 110m²

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.

