



LJ Hooker Broadwater



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Labrador, 2/39 Middle Street

FANTASTIC SOLID INVESTMENT CLOSE TO WATER TO
SEE YOUR ASSET GROW

Looking for a sound investment? Look no further! This 2-bedroom ground floor unit is the perfect investment in this well-kept, double brick property with very low outgoings. A solid rental return of \$500 per week and a long-term tenant in place until October 2024. Sought after location by both owners and tenants with walking distance to renowned Broadwater beaches, parks, coffee shops and restaurants, a short drive to the Labrador Park Shopping Centre, Harbourtown and easy access to Gold Coast Hwy/Brisbane Road, with several public transport lines around the property.

The apartment has great ventilation with North facing living. Both bedrooms are bigger size than average and have built-in robes. Large bathroom



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/2MZ8F3E

Contact

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LJ Hooker Broadwater
(07) 5537 1311

accommodates practical laundry. Building only has 8 units and sits on a large block of land of 916 sqm.

Features:

- * 2 spacious bedrooms + 1 full bathroom
- * Carpet floors throughout (except wet areas)
- * 1 Allocated carpark in private open space
- * Low maintenance building in immaculate condition
- * Body Corporate around \$4,300 per year (including building insurance)
- * Council Rates for investor around \$2,400 per year. owner occupier around \$2,000 py
- * Water Rates around \$1,300 per year
- * Rented at \$450 per week until October 2024. Potential rental appraisal around \$500 per week

An investment property with this much to offer won't last long! Call Ana Tulloch today to secure your inspection and let this property become an effortless investment for you!

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

Property ID 2MZ8F3E

Property Type Unit

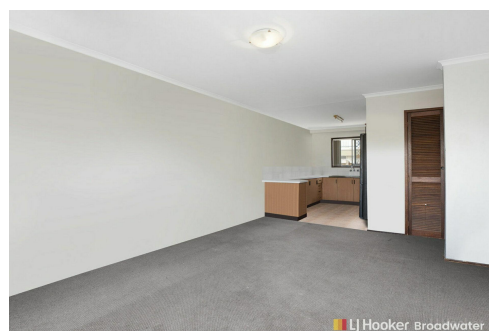
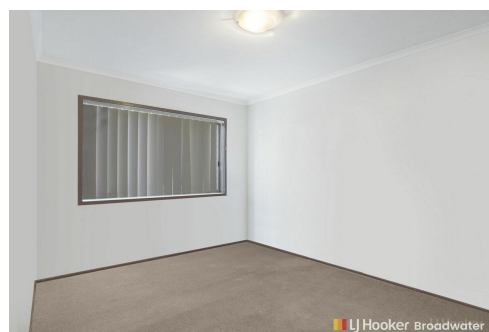
Ana Tulloch

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2/39 MIDDLE STREET, LABRADOR

 2  1  0
Total: 58m²

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.

