



Labrador, 4/9 Bradford Street

300M TO BROADWATER

This light bright and airy ground floor unit is absolutely delightful - and only 300 metres from the Broadwater, local cafes and restaurants - a perfect position! This little gem has two bedrooms, bathroom/laundry, spacious kitchen and blended living and dining. There is an undercover carpark and a sparkling in ground pool is in the complex. If you are looking for value - you really can't go past this!

Please note, virtual furniture has been used in the photos provided

Body corporate fees: Approx \$74.33 per week (discounted rate if paid on time)

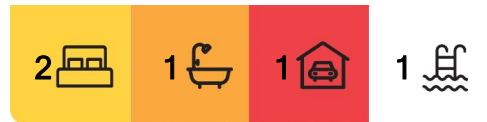
Currently tenanted until 3 June 2025 for \$550 per week

Rental Appraisal: \$550 - \$600 per week

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to



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For Sale
Offers Over \$499,000

View
ljhooker.com.au/5GR7F41

Contact
Jane Doogan
0413 872 972
jdoogan@ljhgc.com.au
Dean McMurtrie
0414 444 779
dean@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

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More About this Property

Property ID	5GR7F41
Property Type	Unit
House Size	68 m2
Including	Pool

Jane Doogan 0413 872 972

Sales Specialist | L.R.E.A. | Independent Contractor | jdoogan@ljhgc.com.au

Dean McMurtrie 0414 444 779

Sales Specialist to Jane Doogan Independent Contractor | dean@ljhgc.com.au

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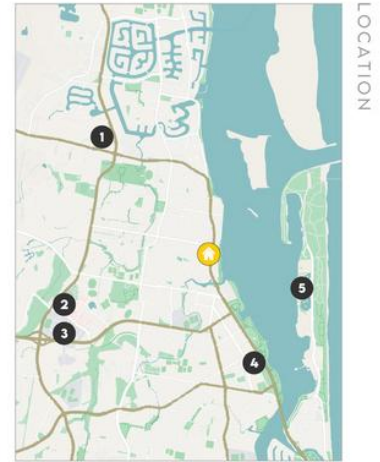
2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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- 1 | HARBOUR TOWN PREMIUM OUTLETS
- 2 | GOLD COAST UNIVERSITY HOSPITAL
- 3 | GRIFFITH UNIVERSITY
- 4 | AUSTRALIA FAIR SHOPPING CENTRE
- 5 | SEA WORLD

4/9 BRADFORD STREET, LABRADOR



Internal: 71m² | External: 15m² | Total: 86m²

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.

