



42/13-17 Brown Street, Labrador

SOLD BY LUKE PETERS

Positioned on the top floor of the boutique, gated 'The Avenue' complex in the heart of Labrador, this stunning two-bedroom apartment delivers style, comfort and a desirable coastal lifestyle. Perfectly located within walking distance to local shops, retail outlets, cafés and popular restaurants, this home offers everyday convenience while remaining just moments from the lifestyle attractions the area is known for!

The home has undergone fantastic improvements, highlighted by stunning timber flooring that flows seamlessly throughout, providing a warm, natural aesthetic and a durable finish for years to come. At the heart of the apartment is a truly jaw-dropping kitchen, designed to impress with its timeless timber and black palette, waterfall benchtop, feature lighting, electric cooktop and oven, and an abundance of storage and bench space, ideal for both daily living or entertaining friends and family!

The open-plan living area extends effortlessly to a stunning balcony, creating additional outdoor space and capturing calming sea breezes, perfect for unwinding or enjoying a morning coffee. Split system air conditioning and sleek LED downlights enhance comfort and style throughout. Both bedrooms feature built-in robes and large windows that welcome natural light and refreshing coastal breezes. The

2 🏠 1 🚿 1 🚗

FOR SALE

Offers Over \$720,000

AGENTS

Luke Peters
0414 288 947
luke@ljhookersgc.com.au

AGENCY

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.



apartment also benefits from low body corporate levies, secure allocated carport parking, and ample visitor parking within the complex.

Residents of 'The Avenue' enjoy beautifully maintained communal greenspace and pool area, all within close proximity to the popular Broadwater, ideal for morning walks, cycling, water activities and relaxed waterfront dining.

For investors, this property represents a compelling opportunity with strong rental appeal driven by its top-floor position, quality renovations, walkable location and proximity to the Broadwater. Low ongoing expenses, including low body corporate levies, combined with high tenant demand in this sought-after pocket of Labrador, contribute to attractive rental returns and long-term investment performance.

This top-floor apartment presents an exceptional opportunity for both owner-occupiers and investors seeking a refined, low-maintenance lifestyle in one of Labrador's most convenient and desirable locations. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Weekly Rental Appraisal - \$650 p/w - \$700 p/w
Body Corporate Levies - Approx. \$64.47 p/w

- Top-floor two bedroom apartment within the boutique, gated 'The Avenue' complex
- " Located in the heart of Labrador, within walking distance to shops, retail, cafés and restaurants
- Moments from the popular Broadwater, ideal for walking, cycling and waterfront lifestyle
- Stunning renovations featuring timber flooring flowing seamlessly throughout
- Jaw-dropping kitchen with timeless timber and black design, waterfall bench, feature lighting
- Electric cooktop and oven with ample storage and generous bench space, perfect for entertaining
- Open-plan living flowing to a stunning balcony capturing calming sea breezes
- Split system air conditioning and timeless LED downlights throughout
- Two generous bedrooms with built-in robes and large windows welcoming natural light and breeze
- Low body corporate levies and low ongoing costs
- Strong rental appeal with excellent tenant demand in a sought-after location
- Secure allocated carport parking plus ample visitor parking
- Beautifully maintained communal greenspace and resort-style pool within the complex
- Ideal for owner-occupiers or investors seeking a low-maintenance coastal lifestyle

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of

issue, but may change.

MORE DETAILS

Property ID	1VWZF47
Property Type	Unit
Including	Air Conditioning
	Alarm
	Pool
	Spa
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability

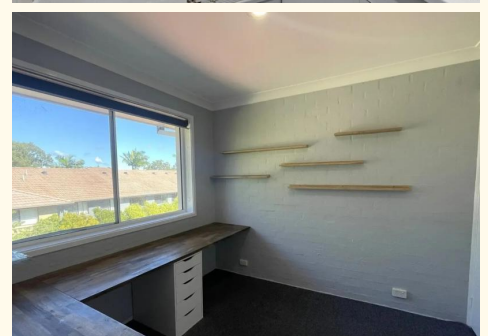
Luke Peters 0414 288 947

Sales & Marketing Specialist | luke@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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.

 **LJ Hooker**

42/13-17 Brown St
Labrador

-  2
-  1
-  1

Internal: 243m²
Covered External: 48m²
Total Floor Area: 193m²

felt
IMAGERY

This plan is for illustrative purposes only.
Any information provided should not be relied upon solely.
www.feltimagery.com.au

LJ Hooker

