

Labrador, 7/89 Frank Street

TERRACE IN BOUTIQUE BUILDING BY THE BROADWATER

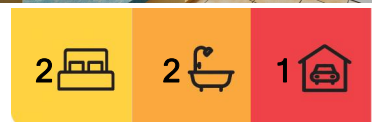
Situated in a small block of only 12 units at the rear of the complex, this fantastic ground floor terrace is an unbeatable opportunity to secure low maintenance living just meters from the Broadwater. Secure your lifestyle now and see your money grow as Labrador is earmarked to be one of the suburbs with more growth on the Gold Coast, rapidly changing to be a preferred choice for both owner occupiers and investors.

Boasting an excellent layout with fantastic cross ventilation and a sense of privacy and space, the apartment features a spacious open plan living and dining area adjoining a large covered outdoor terrace. Corner kitchen is very well equipped with plenty of cupboard storage and bench space.

Two sizeable bedrooms with built in robes and Master with ensuite. Good storage



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For Sale

\$575,000

View

ljhooker.com.au/2MXVF3E

Contact

Ana Tulloch

0439 343 432

ana@ljhbbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

throughout and a main bathroom with a separate bath and shower.
Underground secure garage for 1 car and potential extra storage if desirable.

- Perfect for first home buyers, downsizers and investors alike, this unit features:
- * 2 bedrooms both with built-in-robcs, the master with ensuite
 - * 2 full bathrooms (family bathroom with bath and shower plus separate toilet)
 - * Open plan lounge/dining (North facing) with split system AC & ceiling fan
 - * Great sized kitchen with dishwasher, separate pantry and breakfast bar
 - * Single secure car space
 - * Security screens on all windows and doors
 - * Sizeable terrace with direct access to large common area

The numbers:

- * Body Corporate: Approx. \$80 per week
- * Council Rates: Approx. \$2,400
- * Water Rates: Approx. \$1,300
- * Current Rental: \$560 per week until July 2024. Potential rental return around \$600 per week

Public transport literally at your doorstep and walking distance to Labrador's cafes and restaurants, this will not last. Call Ana Tulloch today on 0439 343 432 to arrange your inspection.

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

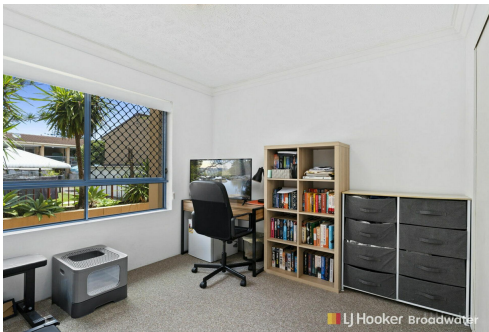
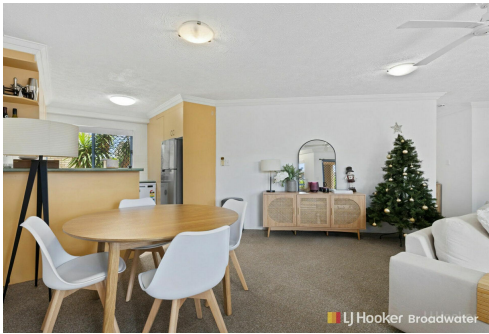
Property ID	2MXVF3E
Property Type	Unit
Including	Ensuite Toilets (2)

Ana Tulloch 0439 343 432
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Internal: 72m² | External: 8m² | Carspace: 15m² | Total: 95m²

Plans shown are only indicative of layout. Dimensions are approximate.

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