



FOR SALE

SPACIOUS APARTMENT IN SOUGHT AFTER LOCATION

This property is tenanted we are required to give 24 hours notice. Email or phone to register your interest. No Saturday or Sunday inspections. Marketing Agents Gaylia Griffiths 0419 879 037 and Sue Bloomfield 0408 789 399

A perfect place to either live in or invest. Situated across the road from the Grand Hotel, Charis Seafood and the spectacular Broadwater. This quiet boutique complex has beautifully maintained tropical gardens and a pool for those sunny perfect Gold Coast days. Close to the beach, transport, shops, cafes & restaurants, Main Beach and Surfers Paradise.

KEY FEATURES

- Spacious top floor 2 bedrooms, 1 bathroom air conditioned apartment
- Security entrance from street and intercom from foyer entry
- Conveniently located on 2 street frontages for easy car and visitor access
- Open plan living and dining with direct access through to the north facing balcony
- Master bedroom with sliding mirror his and her wardrobes and ceiling fan
- Second bedroom with sliding door built-in wardrobe and fan
- Two-way bathroom and separate internal laundry room
- Large well-appointed kitchen stainless steel appliances ample floor and wall cupboards
- Additional linen and storage cupboards
- Swimming pool is set amongst lush tropical surroundings great for entertaining
- Single lock-up garage with roller door
- Private & local schools, St. Hilda's and TSS all within easy distance
- Short distance to local shopping at Southport, Runaway Bay and Harbour Town
- 15 minutes to the Southport CBD and less than 5 minutes to the M1 to Brisbane
- Low Body Corporate Fees approx. \$39 per week
- Excellent rental return at \$310 per week with great tenants in place until Oct 2017

Everything at your door step, local Bus Services, great shopping, sensational beaches, Griffith University and the Gold Coast University Hospital. Labrador is fast becoming one of the most desirable suburbs to live or invest in. New developments, the restaurant scene and many parks have all enhanced area's profile. Here is your opportunity to secure your future today.

2 BED | 1 BATH | 0 CAR

PRICE:

\$265,000. - \$280,000.

OPEN FOR INSPECTION:

N/A

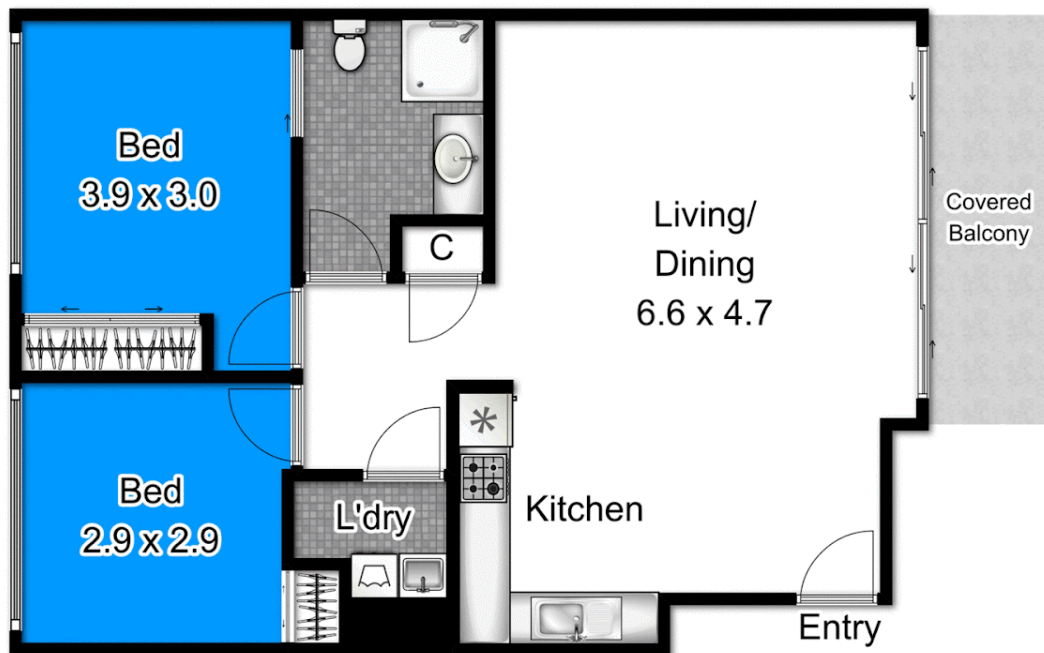


Gaylia Griffiths

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Internal 69.2m²
External 6.4m²
Total 75.6m²
(approx)

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PLANS SHOWN ARE ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.