# 3/4 BROAD STREET, LABRADOR, QLD, 4215









# SOLD

## GREAT OPPORTUNITY FOR THE ASTUTE INVESTOR / OWNER OCCUPIER

Vendors motivated to sell. Contact agent for confidential discussion - 0438 892 373

Current rental return - $400 per week. Rental appraisal to $450 per week
Low body corporate fees - $44pw
GCCC Rates - $2100/year

This centrally located and spacious two-bedroom unit presents an excellent opportunity for the astute buyer or investor. It's currently leased to an exceptional tenant until December 2022.
Conveniently located a short stroll to The Broadwater and its family friendly facilities, schools, the highly regarded Charis Seafood restaurant, shops and The Grand Hotel.
This superb apartment is of solid brick and tile construction, is well presented, neat, tidy and located within a complex of 7 units each with a single garage and additional parking.
This unit is located towards the rear of the complex it is shielded from direct road traffic whilst still offering a view of the Broadwater.

Property features include:

- Light and bright air-conditioned tiled entry, lounge and dining
- Open plan kitchen with electric cooktop/oven and storage
- 2 bedrooms fully carpeted and both with mirrored wardrobes
- Main bathroom/laundry with shower
- Separate toilet
- Outdoor covered entertaining area with views of The Broadwater
- Single lock up garage with power and lighting. Additional off-street parking close by
- Excellent rental returns with long standing tenant in place and scope to align rental return to current rental potential
- The complex land value creates the possibility for future development opportunities.
- Awesome location close to Broadwater parklands, cafes, schools and transport

## 2 BED | 1 BATH | 1 CAR

PRICE:
$480,000

OPEN FOR INSPECTION:
N/A



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Internal: 71 m² | Garage: 16 m² | External: 7 m² | Approx T

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.

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