



**SOLD**

## LABRADOR BROADWATER LIFESTYLE CONTACT JANINE - 0419534436

Located just 250 m from the Broadwater and only minutes away from shops, public transport, restaurants, schools, Griffith University and hospitals, this modern third floor apartment with low body corporate will appeal to investors and owner occupiers alike.

The property boasts contemporary features throughout including two generous sized bedrooms with built in wardrobes, master with en-suite, gourmet kitchen with quality appliances, stone bench tops and loads of natural light.

Open plan living room complete with air conditioning, large north facing windows, good sized east facing balcony to catch the sea breeze, two side by side car spaces in underground secure car park with large storage cage and internal access, intercom security and well maintained gardens.

This unit is situated in one of the most desirable locations in the area, you'll enjoy stepping out into the morning sun on the spacious balcony, which overlooks the surrounding area and provides a place to relax and soak up the atmosphere.

If you're looking for the perfect property to call home, this unit is a great choice. With everything you need and more, you won't want to miss this opportunity. Make this unit your home today and enjoy the lifestyle and convenience that it offers.

### FEATURES:

- \* Two bedrooms - Master with en-suite
- \* Built in robes in both bedrooms
- \* Small building of only 12 units
- \* 2 secure underground car parks
- \* Low body corporate of \$56 per week (approximately)
- \* Modern kitchen with stone bench tops and quality appliances
- \* Individual water meters
- \* LED lighting throughout
- \* Large storage cage in basement
- \* Good sized north-east facing balcony
- \* Quality security screens
- \* Quiet street
- \* Currently tenanted at \$600 per week

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$574,000

**OPEN FOR INSPECTION:**  
N/A



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# Apartment 9 24 Proud Street, Labrador

Total Approximate Floor Area 91 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.