



## FOR SALE

### SPACIOUS, MODERN UNIT IN LABRADOR QLD- 2 SECURE CAR SPACES AND STORAGE CAGE.

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.

Unit 10 is unique within the building boasting contemporary features throughout including walk-in robe, large ceramic tiles throughout kitchen, living and bathrooms and newly installed timber flooring in bedrooms. Modern en-suite off master bedroom, gourmet kitchen with quality appliances, stone bench tops and loads of natural light.

Open plan living room complete with air conditioner, generous east facing balcony to catch the sea breezes, 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 and walk-in robe
- \* Built in robe in second bedroom
- \* Small building of only 12 units
- \* 2 secure underground car parks-side by side
- \* Large floor to ceiling storage cage
- \* Body corporate fees including sinking fund- \$95 per week (approximately)
- \* Council Rates-\$1,800 per year (approximately)
- \* Water Rates- \$1,200 per year (approximately)
- \* Modern kitchen with stone bench tops and quality appliances
- \* LED lighting throughout
- \* Water Rates- \$1,200 per year (approximately)
- \* Good sized north-east facing balcony
- \* Quiet street

2 BED | 2 BATH | 2 CAR

#### PRICE:

Offers over \$720,000

#### OPEN FOR INSPECTION:

N/A

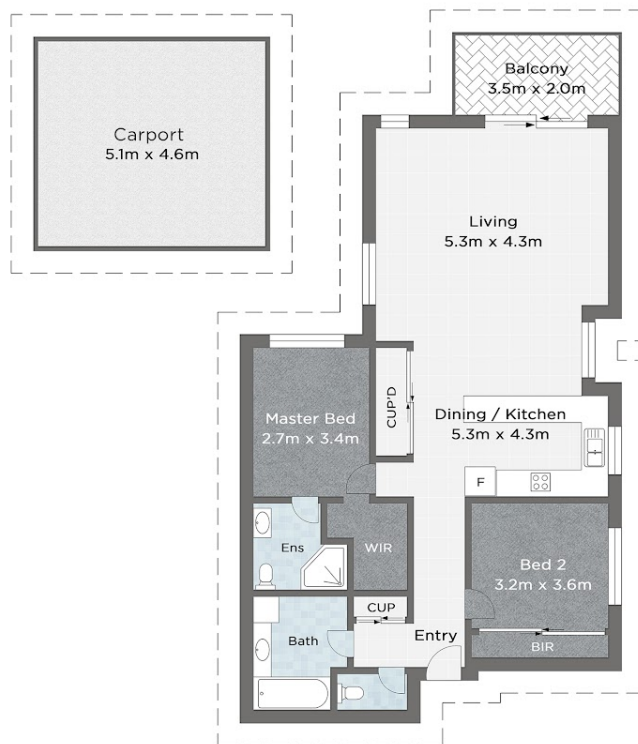


**Janine Redwood**

**0419534436**

janine@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



10/24 PROUD STREET, LABRADOR

🛏 Bed 2 🚿 Bath 1 🚗 Car 1

INTERNAL 84m<sup>2</sup> | EXTERNAL 31m<sup>2</sup> | TOTAL 115m<sup>2</sup>

@realty

Janine Redwood 0419 534 436

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.picsandmortar.com.au](http://www.picsandmortar.com.au)

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.