

FOR SALE

WATERFRONT 1-BED UNIT WITH POOL IN LABRADOR

This sophisticated one-bedroom apartment at 14/2 Broad Street, Labrador presents an exceptional opportunity for astute investors or owner-occupiers seeking a premium coastal lifestyle on the Gold Coast. Positioned in one of the region's most sought-after waterfront locations, this modern unit combines contemporary living with unparalleled convenience just moments from the pristine Broadwater.

Step into 60 square metres of thoughtfully designed living space where every detail has been carefully considered for maximum comfort and functionality. The open-plan layout seamlessly connects the lounge area with modern amenities, creating an inviting atmosphere perfect for both relaxation and entertaining. Built-in wardrobes provide excellent storage solutions while maintaining the clean, contemporary aesthetic throughout.

The well-appointed kitchen comes complete with a dishwasher, making daily living effortless and convenient. Climate control is assured year-round with split system air conditioning, ensuring optimal comfort regardless of the season. Modern connectivity needs are met with broadband internet availability and pay TV access, while the intercom system provides added security and convenience for residents.

- * Beach aspect positioning offers Broadwater views and lifestyle benefits
- * Secure remote garage provides protected parking for one vehicle
- * 2 balconies extend the living and bedroom spaces outdoors with water views from NE facing balcony
- * In-ground swimming pool offers resort-style amenities
- * Pet friendly building
- * Transportation links provide seamless connectivity throughout the Gold Coast
- * Shopping centres and retail precincts cater to all daily needs
- * Recreational fishing and water sports opportunities abound
- * Professional and business districts are within easy commuting distance
- * Low Body Corporate Of around \$90 per week
- * Council Rates around \$2,200 per year
- * Water Rates around \$1,600 per year

1 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$670,000

OPEN FOR INSPECTION:

May 23 at 10:00am - 10:30am

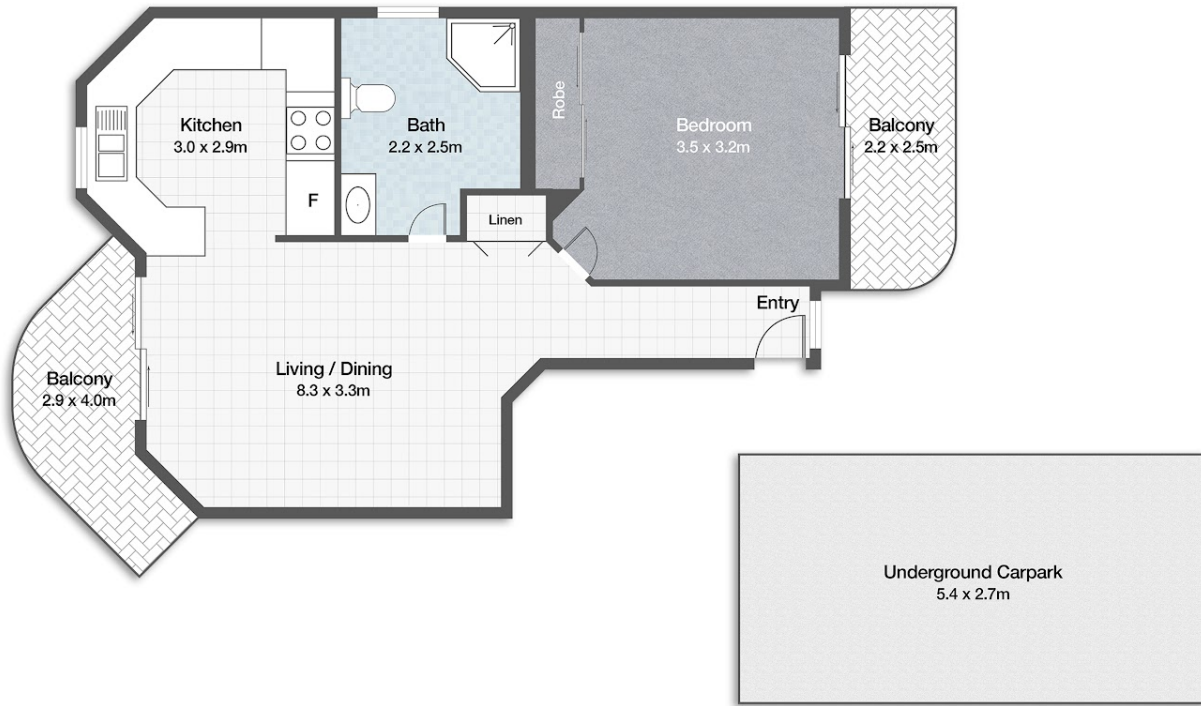


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14/2 BROAD ST, LABRADOR

🛏 Bed 1 🚿 Bath 1 🚗 Car 1

INTERNAL 41m² | EXTERNAL 19m² | TOTAL 60m²



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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.picaandmortar.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.

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