




4/31 Middle St, Labrador, QLD 4215

Sold - 28/10/2021

Apartment 2  2  1 



## Boutique Building Two Blocks to the Broadwater

Perfect for singles or couples, this renovated apartment is secure, convenient and quiet.

Large sliding doors open on to the full length, north facing balcony offering sunny outdoor entertaining area. In a small block of 9 units there is a secure gatehouse and security keyed main stair access with intercom plus secure basement parking with internal entry.

Plantation shutters, new reverse cycle air conditioning and ceiling fans ensures just the right temperature for year-round enjoyment in this low-maintenance, easy-living abode.

### Features

- Renovated two-bedroom, two-bathroom apartment
- Kitchen with stone benchtops and breakfast bar for 2
- Master bedroom with walk-through wardrobe and direct balcony access
- Main bathroom with shower over bath and includes laundry
- Large full-length North facing balcony
- Security screens on doors and windows
- Quality timber-look hybrid flooring
- Stairs only, sorry no lift

### The Numbers

- 79m internal plus large sunny balcony
- Council rates approx. \$900 per 6 months
- Common water meter, depends on usage
- Body corporate approx. \$99pw
- \$47,250 as of 31/7/21
- Boutique 9 apartment complex
- Built 2003
- Tenanted on month to month lease \$275pw

### Listed By

Mary Malone  
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**Open for Inspection**

By Appointment.

