


**6/4 Sunshine Ct, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Saturday, 11 January 2025

6/4 Sunshine Ct, Labrador, QLD, 4215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 52 m2**

**Type: Apartment**



Ana Tulloch  
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## NEAT AS A PIN IN IDEAL LOCATION AND PERFECT PRICE!

Act fast - this property won't last! Secure your piece of real estate in one the most rapidly growing area on the Gold Coast, all at an unbeatable entry-level price. Whether you're a first-time buyer ready to step into the property market or an investor seeking the perfect addition to your portfolio, this property ticks all the boxes. Walk to Broadwater beach and parks.

Unit 6 is located at the top rear of the complex, in an extremely neat and well maintained brick building of only 7 apartments. It is very hard to find a one bedroom property with such a good balance and feel inside at this price level. Fantastic kitchen with island bench and plenty of cupboards space.

Open plan living/dining leading to the private North facing balcony, always ensuring plenty of light and breeze. Extra large bedroom with built-in-robe, upgraded bathroom with additional space to accommodate your laundry.

- \* Polished timber floors throughout
- \* ceiling fans and air-conditioning in living area
- \* security doors and windows
- \* complete kitchen with breakfast bar
- \* Refurbished bathroom
- \* Laundry located in large bathroom
- \* Nice and Neat building extremely low maintenance and well looked after
- \* Open parking area with allocated carpark
- \* North facing balcony

The Numbers:

- \* Body Corporate/Strata: around \$61 per week
- \* Council Rates around \$2,600 per year as investor
- \* Water Rates around \$1,250 per year
- \* Currently tenanted until 27 June @ \$490 per week

Contact Ana Tulloch for further information

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