


**709/110 Frank St, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Apartment For Sale**

Tuesday, 19 November 2024

709/110 Frank St, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## INSPIRING MODERN APARTMENT WITH OUTSTANDING VISTAS

Welcome to one of the most vibrant and airy apartments you will find, where natural light floods every corner, creating a warm and inviting atmosphere. This modern residence boasts expansive water views that are sure to captivate your senses each day. The open-plan layout, complemented by large corner windows, allows you to enjoy stunning vistas of the ocean, mesmerising city skyline and the relaxing distant mountains, making it a perfect retreat for relaxation and inspiration.

Offering elegance and sophistication together with sensational views, this apartment located on the 7th floor, offers the perfect option for those that do not want to compromise on quality or location while enjoying easy Gold Coast living, at its best! Nearly new building, only 4 years old, designed by Rothelowman Architects and built by McNab builders will assure buyers of the quality on offer.

Featuring open plan living that offers seamless access to the private corner and spacious balcony from the living/dining and Master bedroom. Whilst the contemporary kitchen completes the look with its stone top island bench together with breakfast bar, Omega appliances and integrated dishwasher, you will be the envy of all your guests.

Clever floorplan with two bedrooms conveniently separated for privacy. Lots of quality details and features completes this property with ducted air conditioning and ceiling fans, warm timber flooring, LED lighting and much more. Its position in the building, away from the main road, and on a private corner guaranteeing serene living. Feeling more like a private oasis in one of the most convenient locations.

Features you will love:

- Views to the Broadwater, Surfers Paradise skyline and Hinterland
- Central kitchen with stone tops and large breakfast bar
- Built in study
- 2 generous bedrooms with plush carpets
- \* Master with walk-through robe and sophisticated ensuite
- \* Second bathroom in front of second bedroom
- Ducted and zoned air conditioning
- Beautiful timber floors with acoustic underlay
- Floor to ceiling doors with engineered acoustic glass & tinting
- Covered corner private balcony 12 sqm
- Video intercom and lift key access to your floor
- Secure underground parking for 1 car

SUMMIT also offers its residents exclusive access to the:

- Swimming pool
- BBQ facilities
- Outdoor shower
- Gym
- Onsite caretakers
- Plenty of Visitors parking at rear building
- \* Full security and key access to your floor
- \* 2 lifts
- \* Bike racks for residents in secure garage

The numbers:

- Body Corporate \$100 per week (including Sinking, Admin funds and building insurance)
- Council Rates approx. \$2,160 per annum
- Water Rates approx. \$1,200 per annum

\* Healthy financials and effective body corporate

To arrange your private inspection call Ana Tulloch today on 0439 343 432.

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