



**Unit 1, 25 Bath St, Labrador**



**'A stone's throw to the Broadwater'**

This ground-floor unit, situated at the rear of the 'JABIRU' complex in the highly sought after suburb of Labrador presents a remarkable opportunity to enhance your investment portfolio. With only seven units in this solid older building, the property is conveniently located just a short stroll from the picturesque Broadwater.

Features Include:

- \* Two Spacious Bedrooms with full-length built-in wardrobes
- \* Open-Plan Living Area combining dining and kitchen
- \* Functional Kitchen with potential for additional storage
- \* Combined Bathroom/Laundry featuring a shower and bathtub
- \* Separate Toilet
- \* Private Outdoor Living Space accessible from the living room, complete with a well-maintained grassed area
- \* Current Tenancy with a reliable long-term tenant paying \$480 per week, with a lease extending until April 17, 2025

This property is ideally positioned near Griffith and Gold Coast Universities, Charis Seafoods, The Grand Hotel, Harbour Town Shopping Centre, Chirn Park Shops, a variety of restaurants, public transport, schools, and the stunning Broadwater.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** SOLD for \$490,000  
**Property Type** Residential  
**Property ID** 1768

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