RE/MAX PROPERTY CENTRE

SALE



5/4 Baker Avenue, Labrador QLD 4215













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5/4 Baker Avenue, Labrador QLD 4215

Positioned in a small complex of only 7 units on a generous 813m²* allotment, this well-located property presents an excellent opportunity for owner-occupiers, investors or buyers looking to secure a property with potential future development upside.

Conveniently located just a short stroll from the Broadwater, local cafes, restaurants, bars and public transport, the property is also close to major shopping centres, Griffith University and the Gold Coast University Hospital.

Bright and airy throughout, the open-plan living and dining area enjoys plenty of natural light and flows seamlessly onto the northeast-facing balcony – the perfect spot to relax and enjoy the morning sun.

Key Features:

- Spacious open-plan living and dining area
- Tidy, functional kitchen
- Northeast-facing balcony
- Two bedrooms.
- Air conditioning to the living area
- Ceiling fans throughout
- Large bathroom with built-in laundry
- Separate toilet
- Allocated undercover tandem parking suitable for one to two vehicles (depending on size)
- Solid double-brick and tile building on a generous 813m²* parcel of land
- Boutique complex of only 7 units
- Low body corporate fees

2 Bed | 1 Bath | 1-2 Car

Sale: Offers Over $675,000

Year Built: 1984

Total Units in Building: 7
Floor: 2nd level
Aspect: North

Unit size: Approx 75m2 * including balcony
Pet Friendly: Yes with Body Corporate approval

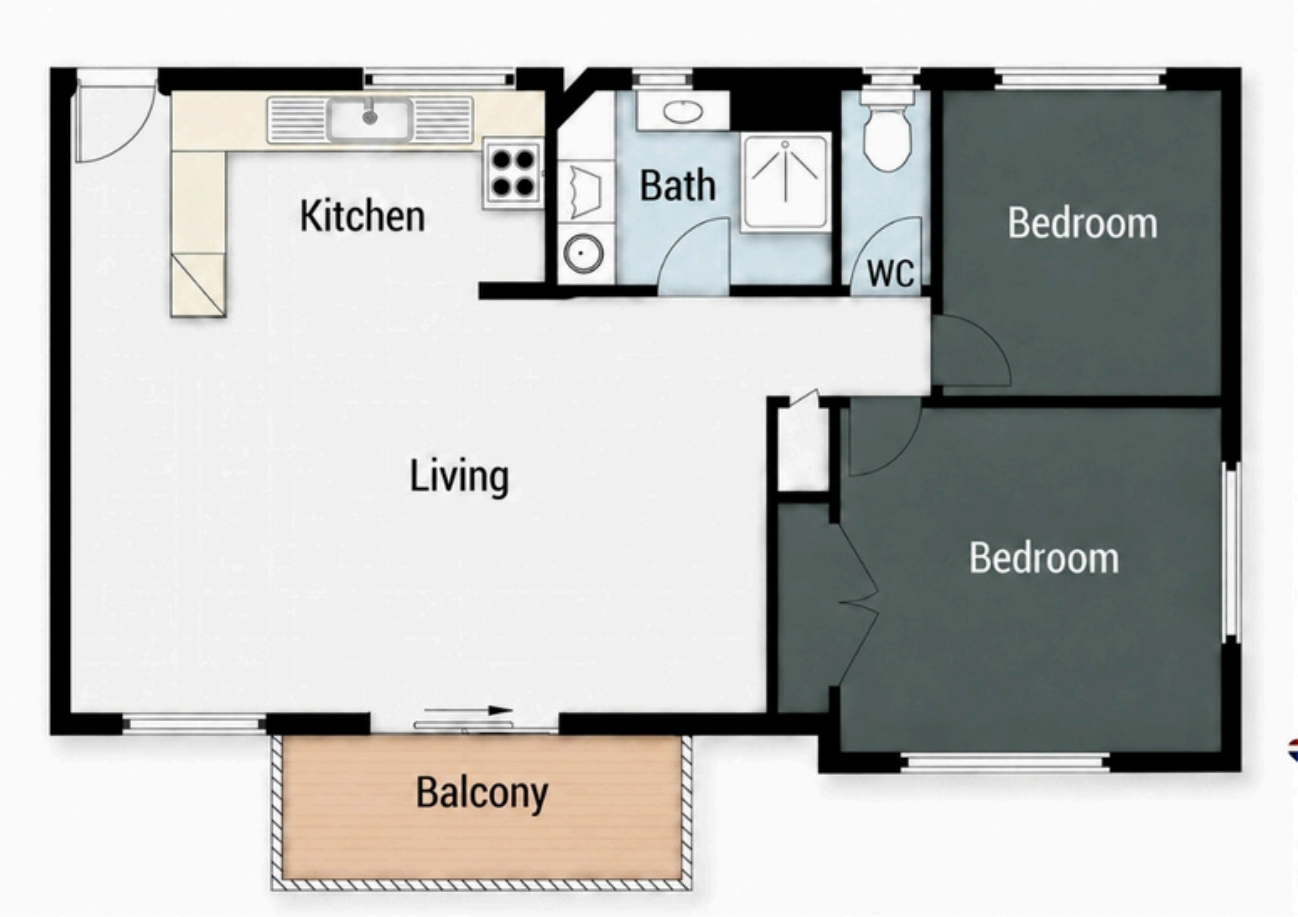
Rental Appraisal: $650 + per week *
Current Rental: $610 per week*
Lease ends 14/03/2027

Council Rates: $1,481.42 per 6 months*
Water Rates: $275.37 per 3 months*
Body Corporate: $74.46 per week*
Sinking fund: To be confirmed*

Scan the QR Code for additional information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735



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REMAX Property Centre

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Gives no guarantee or warranty over the accuracy of this plan.

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