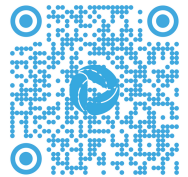




Re-live and share your viewing experience in HD
Visit: 23BathSt.com



"PRIME POSITION - 1 OF ONLY 8"




Property Overview

"PRIME POSITION - 1 OF ONLY 8"

Welcome home, Welcome to 3/23 Bath Street! Situated in prime position on the Broadwater in Labrador, the location is unbelievable! Nestled within an exclusive collection of only 8 private residences, you will instantly feel at ease in this charming, bright, airy and ever so welcoming home.

Sprawling across three levels, this townhouse offers a sought after degree of separation. On the second level, your spacious, open plan living areas lead out onto a private balcony, where you will enjoy that peaceful morning coffee. A separate, fully equipped kitchen will cater to your needs. The third level will serve as a private sanctuary. You will delight in having not one, but two, master bedrooms, each flaunting their own walk-through wardrobe and private ensuite. A huge bonus is the lockup garage with internal access. You will also enjoy your low maintenance ground floor patio, ideal for a herb garden or perhaps a little dog house! With the potential to further modernise and add significant value, this townhouse presents an exciting opportunity for those looking to make their mark.

You will definitely appreciate access to the resort-style facilities of Sandcastles on Broadwater. Boasting tropical landscaped gardens, a large lagoon pool and heated spa, a fully equipped gymnasium, electric barbeques and more... Every day will feel like a holiday! A mere two minutes to the golden shores of the famous Gold Coast Broadwater, it is easy to understand why this home is primed for capital growth and would never be without a prospective tenant. Poised to capture the hearts of all that view this home, you'll want to act swiftly!



View as advertised or by appointment
Auction: On site | Saturday, 12th August 2023 at 11:00am



"A Brighter Future"



"Healthy Living"



"Relax & Unwind"



"Safe & Secure"



"Splash into Summer"

"World Class Location"



Property Specifications

- 1 of Only 8 Exclusive Residences
- Situated on a Low Maintenance Block
- Prime Position on the Broadwater in Labrador
- North-South Perspective
- Three Level Home
- Newly Painted
- Separate, Fully Equipped Kitchen
- Bright, Airy, Open Plan Living Space
- Private Sheltered Balcony, Extending Off Living Area
- Two Master Suites on the Third Level
- Both Bedrooms Boasting Walk-In-Robe & Ensuite
- Additional Powder Room on Second Level, for Guests
- Fully Fenced Ground Floor Patio
- Lock-Up Garage with Internal Access
- High Ceilings and Installed Ceiling Fans Throughout
Ample Storage Across All Levels
- 2-Minute Walk to the Gold Coast Broadwater
- 600-metres to Charis Seafoods
- Minutes to Schools, Shopping Centres & Parks
- Access to Sandcastles on Broadwater Facilities - Large
Lagoon Pool, Spa, Gymnasium, BBQ's etc.
- Potential to Further Modernise & Add Value
- Lucrative Investment with Great Rental Returns

Visit 23BathSt.com



Seller's Insights

The quality of life here is exceptional! A short walk and you're on one of the most beautiful waterways in the world. You will love having fish and chips, watching the boats or going for an early morning walk and a dip before the day starts... Here you will love life!

You will always feel safe and secure in this home. Driving into your own garage is a huge plus and being one of just 8 homes makes it very peaceful and quiet.

You will appreciate the size of the bedrooms and having them both ensuited is a huge bonus - It keeps everyone happy!

Market Analysis

5/23 Bath Street, Labrador

Price: \$529,500
Traded: 31 May 2022
2 bed, 2 bath, 1 car



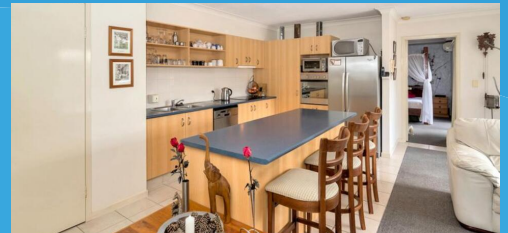
411/17 Bath Street, Labrador

Price: \$645,000
Traded: 5 Sept 2022
2 bed, 2 bath, 1 car



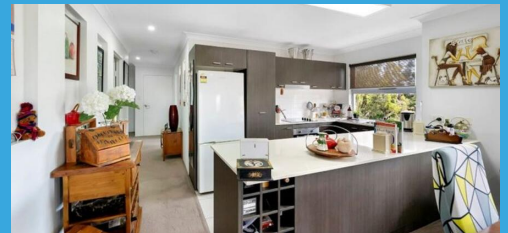
5/18-22 Parker Street, Labrador

Price: \$635,000
Traded: 15 Apr 2023
2 bed, 2 bath, 1 car



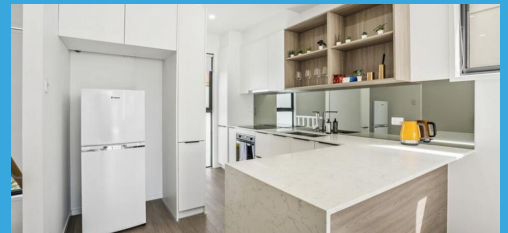
9/24-26 Proud Street, Labrador

Price: \$575,000
Traded: 14 Feb 2023
2 bed, 2 bath, 2 car

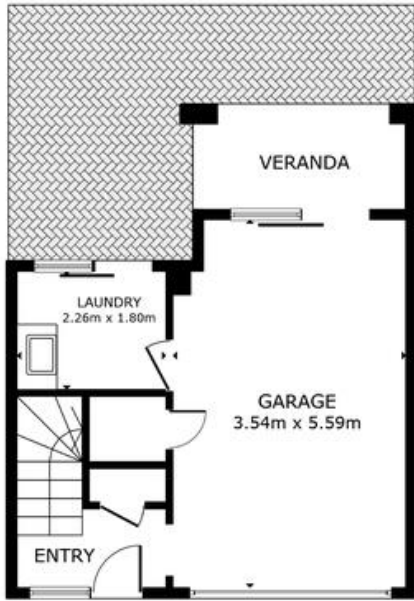


17/24 Imperial Drive, Labrador

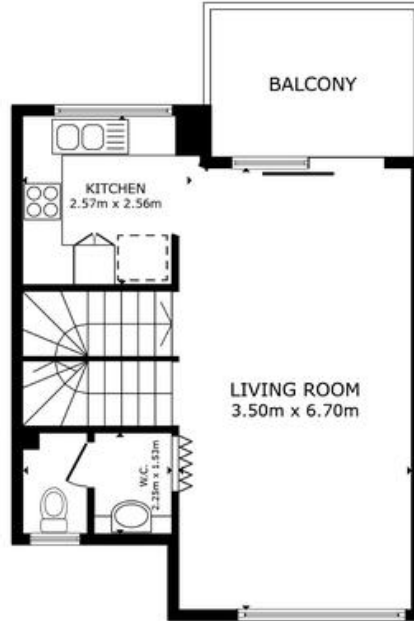
Price: \$700,000
Traded: 17 July 2023
2 bed, 2 bath, 2 car



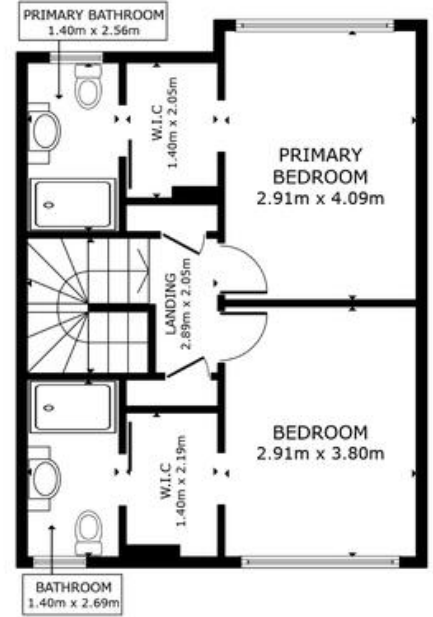
The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 11.6 m² FLOOR 2 39.2 m² FLOOR 3 45.7 m²
 EXCLUDED AREAS : GARAGE 19.4 m² VERANDA 4.4 m² BALCONY 7.0 m²
 TOTAL : 96.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



"Home Sweet Home"

Visit 23BathSt.com

Suburb Profile

Often referred to as one of the best kept secrets on the Gold Coast, Labrador offers first class water facilities and beautiful shore-lined parks; presenting residents with relaxed living, conveniently located with easy access to everything the Coast has to offer.

Labrador residents are spoiled for choice when it comes to casual dining and entertainment. The suburb offers a great selection of local restaurants, bars and cafes, with views out across the Broadwater.

With its central location and excellent transport links, this suburb is highly accessible. Just minutes from Helensvale train station and the Pacific Motorway, Labrador is also serviced by Surfside Buslines.

Offering excellent access to the water for windsurfing, sailing, para-flying, jet-skiing, boating, fishing and swimming, Labrador - once a sleepy suburb - presents an enviable lifestyle for those who enjoy the outdoors and water sports.

Labrador's younger community members will find themselves in good company, as the suburb fosters a strong sense of camaraderie. A range of social and recreational groups, sports clubs, and events make it easy to meet like-minded people and engage in shared interests.

This vibrant coastal suburb offers its residents a delightful blend of residential charm, stunning waterways and a host of convenient amenities. With the beautiful Broadwater Parklands at your doorstep, this lively Gold Coast Suburb is in a truly 'World Class' position.





M-MOTION

'Real Estate's New Generation'



MICHAEL MAHON

M 0414 275 272

E Michael@m-motion.com.au

LAUREN MAHON

M 0491 111 939

E lauren.mahon@m-motion.com.au

1300MYSUCCESS

m-motion.com.au