

**1/129 Muir Street, Labrador, Qld 4215**



**Sold Townhouse**

Friday, 8 September 2023

1/129 Muir Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Brad Scott  
0755646070



Wayne Haase  
0498098426

**\$495,000**

The Brad Scott Team is honored to welcome you to Unit 1 at 129 Muir Street, LABRADOR in the "Camino Park" building. A Unique Opportunity to Secure the Only ground-floor townhouse in the "Camino Park" development. A small block of only 7 properties, ensuring privacy and a close-knit community. 2 spacious bedrooms and 2 modern bathrooms. Convenient 2-car tandem parking. Walking distance to the stunning Broadwater, offering endless recreational opportunities. Located in the vibrant suburb of Labrador, nestled in the beautiful Gold Coast, Australia This exquisite ground-floor townhouse offers a perfect combination of style, convenience, and comfort. Boasting two generously sized bedrooms, you'll find ample space to relax and unwind. The modern bathrooms provide a touch of luxury, featuring sleek finishes and contemporary fittings. Parking is a breeze with the two-car tandem car parking, allowing you to conveniently park your vehicles securely. Situated in the highly sought-after Labrador suburb on the stunning Gold Coast, this property offers a prime location for those seeking a coastal lifestyle. With the breathtaking Broadwater just a short walk away, you'll have easy access to a variety of water activities, including swimming, fishing, kayaking, and tranquil walks along the waterfront. Enjoy the convenience of living in close proximity to a range of amenities, including shopping centers, cafes, restaurants, and entertainment options. The bustling heart of the Gold Coast is just a short drive away, offering a vibrant city atmosphere and a plethora of exciting attractions. Camino Park is a small block of only 7 properties, providing an exclusive and intimate community feel. Surrounded by lush greenery and beautifully landscaped gardens, this inviting neighborhood offers a peaceful sanctuary away from the hustle and bustle of the city. With its prime location, this ground-floor townhouse in Camino Park presents an excellent investment opportunity, whether you choose to rent it out or make it your permanent residence. Labrador's strong property market and the high demand for quality homes in the Gold Coast area make this an attractive prospect for discerning buyers. In a low-maintenance complex of just seven units, is great value for money, and the motivated owner is ready to sell! This Ground Floor Townhouse features:- Single-level property, with the only one wall behind the kitchen adjoining the rest of the complex- Lovely carpeted open-plan living and dining space- Quality kitchen with granite benches and near new appliances- Two spacious bedrooms with robes, with the master having its own ensuite- As a bonus, the unit has undercover parking for two vehicles and a tool shed

**PROPERTY INFORMATION** Gold Coast City Council Rates: \$1,958\* p.a. approx Gold Coast City Water Rates: \$1,222\* p.a. approx Body Corp: \$79\* per week approx Currently Owner Occupied. So you can buy vacant and either Rent out or Live in. The choice is yours. Current Rental Appraisal: \$580\* to \$640\* per week Sinking Fund Balance: \$ 26,683.04 as at 6th Sept 2023 Single Storey Built: 2000\*\* denotes approximations and/or measurements A rare opportunity to purchase in an ultra-convenient location. For further information please contact your Labrador Area Experts Brad Scott or Wayne Haase.\*\* Please be aware some photos have been digitally altered to remove/add some virtual furniture for marketing purposes. We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.