

**1/227 Government Road, Labrador, Qld 4215**



**Duplex/Semi-detached For Sale**

Friday, 12 April 2024

1/227 Government Road, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 161 m2**

**Type:**

**Duplex/Semi-detached**



David Truswell

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## Offers Over \$750,000

First time offered for sale in over 20 years is this spacious brick and tile duplex. From the moment you enter this property you will be surprised at the amount of living space this home has to offer. This fantastic property consists of a spacious tiled lounge and dining room which opens out to the covered patio overlooking the private garden. This home is ideal for all walks of life from first home owner to investor or downsizer. Features include:

- Spacious tiled lounge and dining area
- Excellent kitchen with ample storage
- 3 generous sized bedrooms with built in robes
- Master bedroom with ensuite
- Main bathroom with bath + separate toilet
- Brand new air-conditioning unit
- Separate laundry
- Double automatic garage with additional room for work bench or storage
- Beautiful low maintenance gardens
- Rent potential between \$650pw to \$700pw

All this plus much more!! Perfect location in one of Gold Coasts hottest suburbs, big future growth potential. With everything at your door stop - Local Bus Services, Shops, Griffith University and the Gold Coast University Hospital makes your life easy living. For further information about this exciting property or to arrange a private viewing please call David Truswell 0411 646564. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.