

1/9 Coventry Court, Labrador, Qld 4215



Duplex/Semi-detached For Sale

Thursday, 21 March 2024

1/9 Coventry Court, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Telly Karadimos
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Offers Above \$695,000

This delightful duplex is ideally located in a serene cul-de-sac. The property is close to Harbour Town and has the convenience of a bus stop at the end of the court. This home boasts tiled flooring throughout for easy maintenance, a spacious kitchen with ample cupboard space, and a large lounge featuring a bay window and air conditioner for comfort. The garage has been converted into a versatile rumpus/family room or possible 3rd bedroom. Both generous-sized bedrooms include built-in robes, with the master bedroom featuring its own air conditioner. Outside, enjoy two car accommodations with a concrete floor and a large shade sail, along with a colour bond fence with lockable gate to the rear of the property. The roof has been repointed and repainted, ensuring durability. Additional highlights include separate toilet, bathroom, and laundry areas with cupboard space, as well as security screens throughout for peace of mind. Don't miss the opportunity to make this your new home! Features include:

- 2 great size bedrooms both with built in robes
- Large lounge with air-conditioner and bay window
- Spacious kitchen with plenty of cupboards
- Converted garage is now extra family/games room or possible 3rd bedroom
- Fully tiled property
- Bathroom with bath separate shower
- Separate toilet
- Separate laundry with built in cupboard, direct access to washing line
- Security Screens throughout
- Reappointed and painted roof
- Colourbond fencing with secure lockable gate to rear of property
- 2 x Car accommodation under shade sail
- Close to all amenities including transport and Harbour Town Outlet Shopping

Situated in no through road This property is perfect for the astute investor with its versatility, security, great location, strong rental demand at present and great potential for capital growth. Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.