

13/71 Olsen Avenue, Labrador, Qld 4215

Townhouse For Sale

Wednesday, 12 June 2024

13/71 Olsen Avenue, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Siarne Loeve
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\$650,000 & ABOVE

This large townhouse offers so much extra footprint, paired with a functional floor plan in a fantastic location! Set across 2 levels with next to no maintenance, enjoy the best of both indoor and outdoor living in this home. Features:

- Spacious open plan living and dining areas with ceiling fans
- Extra-large updated kitchen with plenty of storage + dishwasher
- Two sizeable outdoor spaces with rear private alfresco dining + enclosed front courtyard
- Extra-large king-sized bedroom master with a/c, ceiling fans, B/I/R & access to bathroom
- Second oversized bedroom with a/c, ceiling fans, and B/I/R
- Renovated bathroom with resort style bathtub
- Additional lower-level powder room
- Separate laundry
- Single lock up garage with electric door + additional car space in front of garage
- New LED down lights throughout
- Ceiling fans throughout
- Security screens
- Fully fenced
- Tidy complex with pool
- Plenty of visitor car parking
- Compliant smoke alarms
- Tinted windows
- Chemical termite barrier

Outgoings/incomings:

- Council rates - approx. \$991* per half year
- Last water rates - approx. \$352* for the quarter
- Body Corp - approx. \$79.50* per week (includes building insurance, admin fee & sinking fund)
- Current sinking fund approx. \$38,873.48
- Rental return - approx. \$670 - \$690* per week

Location:

- 10 minute walk to Harbour Town which offers an array of popular restaurants, Cafés, Woolworths, Giant Chemist, Cinemas and retail shops
- Only a few mins drive to the famous Broadwater
- Close proximity to Griffith University & Gold Coast Uni Hospital
- Public transport access right at front of complex
- Southport's central business hub a short drive
- Close to many popular schools including Labrador State School, Coombabah State, A B Paterson College, Guardian Angels' Catholic Primary school

Contact Siarne Loeve today to discuss your viewing options. Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.