

2/187 Olsen Avenue, Labrador, Qld 4215

base

Sold Duplex/Semi-detached

Friday, 8 September 2023

2/187 Olsen Avenue, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Paul Kearney
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\$515,000

Welcome to this low maintenance 3 bedroom duplex that presents an excellent opportunity for those seeking an investment, looking to retire or a small family. Although in need of some fresh paint and carpet, this property offers a solid foundation in a fantastic location. Situated on the all too convenient Olsen Avenue, this single level duplex offers location and privacy. This property is a short walk to local shops, bus out front, walk to Gold Coast University, Hospital and The Light Rail. The kitchen, provides space for customization and the opportunity to design your dream culinary space. With the potential to add modern appliances, stylish cabinetry, and new countertops, this kitchen can transform into the heart of the home. Additionally, this duplex features a private backyard, providing an excellent outdoor space for gardening, entertaining, or simply relaxing in the fresh air. With a little creativity, this area can be transformed into a private oasis where you can escape the hustle and bustle of everyday life. Property features: - Solid brick low set duplex - 3 bedrooms with ceiling fans, 2 with mirrored wardrobes - Bathroom with bath and separate toilet - Living room with air-conditioning - Fully fenced private rear yard with garden shed - Carport with plenty of street parking - No body corporate - Shared building insurance only - Council Rates \$2,170 pa approx. - Water Rates \$1,078 pa approx. - Currently tenanted until 17.01.24 for \$450 pw. Labrador is a rapidly changing suburb with new developments enhancing the areas profile constantly. The area is also perfect for families with everything at your door stop Local Bus Services, Shops, Griffith University and the Gold Coast University Hospital makes your life easy living. This property provides a resort style lifestyle or a great investment to add to your property portfolio. Contact Paul Kearney on 0418 983 538 or Monique Swart on 0421 974 683 for more information. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.