

2/3 Burwood Court, Labrador, Qld 4215



Sold Duplex/Semi-detached

Wednesday, 4 October 2023

2/3 Burwood Court, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



Audrey Goetz

0412148078

\$571,000

This Property went Under Contract above \$570,000 in 24hrs. Huge enquiries, more urgently needed. Immaculate original presentation, on just over 300m² of land, this low set solid 2 bedroom Duplex has so much potential! Just move in or renovate! The space under the roof is all there to create a 3rd ensuite bedroom in the garage. Ideal for a young family with the Labrador State School at the end of the street, a huge park on the other side of the block and located in a quiet Cul de Sac. The serene calm beaches of the Broadwater is just over 3 blocks away and Harbour Town Shopping and Eateries within 5 mins. No Body Corporate levies, only shared strata insurance of app \$20 per week • Bright and spacious air conditioned open plan lounge, dining and kitchen • Spacious and private under cover area in the back yard app 9.8 x 2.6 metres • Two spacious bedrooms with built in robes • Ceiling fans in both bedrooms • Separate laundry and separate toilet • Original bathroom with a bathtub • Huge yard at the front which could be fenced • 2 secure garden sheds in the back yard, one with power • Colorbond fencing • Single lock up garage with auto remote, can ideally be converted into an ensuite master Rental potential: As is app \$550 - \$580 per week Property Information: • Council Rates*: App \$1040 per 6 months • Land size for both duplexes is 608m² • Built app 1989 • Roof recently refurbished and new hot water system • Common Insurance \$1036.31 per duplex app \$20 per week* approximately The Location: Only minutes from the Gold Coast Hospital, Griffith University and 5 minutes to Southport CBD & Australia Fair The excitement of Surfers Paradise is only a short drive Perfectly positioned to several shopping centres including Harbour Town shopping Precinct and Eateries and major arterial roads including Smith Street Motorway and quick access to Brisbane via the M1. Suburb info: Labrador was once a quiet holiday suburb, but now, it harbours the trendies of the Gold Coast and lovers of everything aquatic. Over the last 10 years the area has experienced major growth and progress which has led to the locals to come about in their attitudes towards the suburb. And why not? The suburb is lined by the Broadwater and close to the CBD but far away enough to be peaceful and relaxed. Labrador is a long established suburb, as of such, there is no vacant land left. Many of the older three storey walk ups and holiday houses that run alongside the Broadwater are being torn down for redevelopment. New and luxurious buildings have risen in the recent years as well as a thriving cafe precinct. Labrador is experiencing a significant transformation. It is foreseeable that the future holds much anticipated promise for the suburb which can be seen in the boutiques, bars and restaurants that are popping up all over the place. Labrador is a mixed suburb with Broadwater beachfront to the East and gentle hills to the West with a pleasant mixture of wide tree-lined streets, original 'Queenslander' style housing (some more than ready for re-development than others), new townhouses and up-market high-rise developments and accommodation. As one of the first suburbs of the Gold Coast to be developed (back in the 50s) Labrador still has an abundant supply of retro-style houses - half of which were renovated in the recent housing boom by first home owners, the other half will probably sit there for a few years until bargain hunters snap them up. Any scrap of spare land near the Broadwater has been turned into apartments, some older-style three storey walkups, others 1990s low rises and a spate of brand new designer high rise buildings on the beach. Recent developments over the last few years have seen dozens of new restaurants spring up and the whole area has jumped up a class from its heyday as a sleepy little suburb of fibro homes. As a property investment, Labrador represents some of the best buying on the Gold Coast at the cheaper end of the market and you can still purchase a great home with character