

2/36 Morinda Way, Labrador, Qld 4215



House For Sale

Wednesday, 29 November 2023

2/36 Morinda Way, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 103 m2

Type: House



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AUCTION IF NOT SOLD PRIOR

Step into the allure of this charming 2-bedroom duplex-a classic, solid brick structure that promises a harmonious blend of comfort and convenience. Upon entry, you'll be welcomed by a partially renovated, open-plan kitchen, dining, and lounge area, setting the stage for a perfect atmosphere of relaxation. Key Features:- Sturdy Foundation: A solid brick build ensures enduring quality.- Comfortable Living: 2 bedrooms with massive built-in robes.- Plenty of storage linen cupboard- Seamless Flow: Open-plan living for a smooth transition between kitchen, dining, and lounge areas.- Easy Move-In: Updated flooring and fresh paint for a hassle-free transition for buyers or savvy investors.- Entertainer's Dream: A spacious, private pergola off the family living room.- Convenient Garage: 1-car remote garage with internal kitchen access.- Family-Friendly: Enjoy a well-maintained, fully fenced yard-perfect for kids and pets.- Stylish Touch: Contemporary design with plush carpet in bedrooms for luxurious living.- Practicality: Separate toilet and shower for added convenience.- Ownership Freedom: No burden of body corporate fees, pay only shared insurance. - Plenty of above head storage in Kitchen, existing plumbing and space of dishwasher . Prime Location:- Close proximity to shopping, education, healthcare, and entertainment options.- Nearby attractions include Harbour Town Shopping Centre, Gold Coast University, Gold Coast Hospital, Light Rail Station, Southport Sharks Club, and the Beautiful Broadwater.- Easy access to public and private schools, local shops, medical centers, parks, and public transport.- Convenient reach to Gold Coast University Hospital, Griffith University, Australia Fair Shopping Centre, Runaway Bay Shopping Centre, and Harbour Town Premium Outlet Gold Coast. Additional Information:- Council Rates: \$978 Half-Yearly- Water Rates: \$291 per quarter approximately- Rental Appraisal: \$520 to \$550 per week Seize the opportunity to make this meticulously maintained duplex your home-an ideal fusion of timeless elegance, modern comfort, and unparalleled convenience in the heart of the Gold Coast. Your new lifestyle awaits, where style seamlessly meets practicality. Contact Sanjay at 0416 737 593 today to schedule a viewing and make this property your own. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.