


2/9 Beitz Avenue, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Duplex/Semi-detached

Friday, 15 September 2023

2/9 Beitz Avenue, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Ana Tulloch
0755371311

\$560,000

UNDER CONTRACT AT AUCTION Duplex with fantastic fenced yard in an unbeatable central location close to absolutely everything! Privately positioned at the back of the block to enjoy the large North facing yard. In its original condition it has unlimited potential plus plenty of space for the family that will suit renovators, investors, downsizers looking for an easy and solid one level home or simply first home buyers wanting to secure a great piece of real estate in this fast-growing area on the Gold Coast. Inside you will be greeted by an open plan living/dining adjoining the large original kitchen overlooking the backyard and just steps away, the covered paved patio, allowing for all season entertaining. Two great sized bedrooms with the main including a large walk-in robe and dual access bathroom. This property is marketed as Auction by seller's instructions. Features include: * Approx 300 sqm block of land private, flat and fenced * 2 generously sized bedrooms, the main with a large walk-in-robe * Combined bathroom/laundry * Open plan lounge/dining * Large central kitchen ripe for renovation * Security screens and doors * Ceiling fans & split system AC to living area * Colourbond fence around * Single lock up garage with potential for extra parking in yard * Additional storage room internal access from garage * Garden Shed * NO BODY CORPORATE * Current rental appraisal around \$600 per week This property offers exceptional convenience with bus stops only metres away, a short walk to Labrador State School, Child Care and Labrador Park Shopping Centre which features Coles, Butcher, Medical Centre, Chemist and more. Call Ana Tulloch on 0439 343 432 for more information Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.