

22/62-66 Brown street, Labrador, Qld 4215



Duplex/Semi-detached For Sale

Friday, 26 April 2024

22/62-66 Brown street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 93 m2

Type:

Duplex/Semi-detached



Joe Black

0444557789



Suzanne Friedrich

0410271650

Offer Welcome

VACANT NOW, Ready to move in !! Council rate approx. \$1,970 / year Low body corp fee approx. \$4,800/year This exquisite single-level villa is nestled within a tranquil boutique complex, offering serenity and convenience just a short stroll away from a variety of shops and a local Aldi. Positioned with proximity to the Gold Coast University Hospital & Light rail, it presents an ideal opportunity for executive couples, downsizers, retirees, or astute investors. Featuring: - Covered front entry providing all-weather access - Open-plan living and dining area - Centrally located kitchen with ample counter space, abundant storage - Double sink, fresh kitchen benches, with views of the rear patio - Three generous bedrooms with built-in double mirrored robes and ceiling fans - Master bedroom boasts a two-way bathroom, garden views, built-in robes, and ceiling fans - Front patio area overlooking a large private garden - Separate laundry with convenient side access - Single garage with additional parking space for two cars - Internal garage access to the home - Air conditioning in the living area - Private rear yard with a covered patio - Enjoy a shared tropical swimming pool with BBQ facilities and a gazebo - Low body corporate fees of approximately \$92 per week - Low-maintenance grounds within a secure and gated complex - Ample visitor parking available - Council rate approx. \$1,970 / year - Location Highlights: Close proximity to Harbour Town Shopping Centre, Australia Fair, Aldi, and a short drive to the Broadwater, beaches, and parks - Centrally situated, offering easy access to all the Gold Coast has to offer, with Surfers Paradise just 15 minutes away - An ideal property for downsizing couples seeking privacy, low-maintenance living, security, and proximity to shopping amenities. Labrador offers a vibrant lifestyle, with nearby cafes, restaurants, and shopping precincts only a short 5-minute walk away. Disclaimer: We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability concerning any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained herein.