

**26/71 Olsen Avenue, Labrador, Qld 4215**



**Sold Duplex/Semi-detached**

Friday, 6 October 2023

26/71 Olsen Avenue, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Wayne Oweis



Patrick Watsana

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**\$488,500**

RELOCATION PLANS MEAN QUICK AUCTION SALE NEEDED on the 28th October Please .... Don't hesitate on this very affordable SINGLE LEVEL updated duplex located in the ever popular Cherwood Lodge Complex in Labrador which has only 48 properties & very close proximity to almost EVERYTHING! Whether you are looking to add to your portfolio or, if you desire a nice compact super low-maintenance home to live in, with low Body Corp fees, then this is for you - don't let it slip from your fingers. Features are plenty including; • Super high ceilings, spacious bright open-plan air-conditioned living with adjoining dining area • Two generously sized bedrooms, both equipped with built-in robes • The hip modern Kitchen was only upgraded a few years ago • Freshly & Professionally painted interior as well as outside area • Peaceful undercover alfresco courtyard at the rear with gate giving you convenient access to the park • Extra outdoor area at the front with its north-facing aspect • A lock-up garage, designated car spot (next to garage) for your extra vehicle as well as numerous visitor parking spots within the complex • Enjoy the community swimming pool for relaxation as well as the vast grassed areas • Pet friendly for dogs or cats • Body Corp Fees of around \$63 per week - (includes building insurance) • Council Rates approx \$3800 per annum (Water & Land rates combined) • Rental potential of approx \$530 per week WHAT'S NEARBY? A skip and a hop to the bus stop just outside the complex and walking distance to the light rail station at Queen St. How convenient! Everything you want is within a stone's throw - Smith St Motorway, Harbour Town outlet Shopping/ Dining & Cinema Centre, Broadwater Parklands, Gold Coast Private as well as Public Hospitals & Griffith University Less than 15 minutes to Southport CBD with its newly renovated Australia Fair Shopping Centre, Chinatown, Runaway Bay Shopping Centre & Super Sports Centre, Paradise Point Village/beach as well as only a little further to Surfers Paradise & The M1 Contact either Wayne or Patrick this week with any questions you have and please view any of the open home times advertised - and prepare to buy this value packed townhouse! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.