


3/142 Frank Street, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Townhouse

Friday, 8 September 2023

3/142 Frank Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

\$620,000

If you're thinking this main road location will be too noisy and busy, you may need to think again. This townhouse is very unique, positioned at the very back of a block of just 3 townhouses located within a secure gated community. Life here is peaceful, tranquil and oh so easy. The property was purchased brand new as an investment and has been held by the same owner since built in 2001. It was revamped with a kitchen renovation, new flooring and paintwork approx 5 years prior. One of the main highlights of this property, in addition to the oversized bedroom is the large paved courtyard. Such a lovely space to entertain or for the family to play outside. Currently rented, this is a great long term investment opportunity or a lovely new home to move into in the not too distant future. With 3 bedrooms, 2 bathrooms plus a downstairs powder room, there's plenty of space for a family or a buyer needing room to move. Property Highlights: - 3 bedrooms, 2 bathrooms + powder room, single lockup garage and 2 additional parking bays - 4m x 4m fenced courtyard - perfect to entertain or an outdoor play zone - Oversized main bedroom with ample space for a lounge, ensuite and built in robe + ceiling fan - Second and third bedroom both complete with built in's - Separate lounge and dining areas with airconditioning in the lounge - Automatic entrance gate off Frank Street

Financial information: - Weekly rent \$520.00 per week - Tenancy end date 27th March 2024 - Council land rates \$2415.00 per annum - Latest water rates \$404 per quarter - Body Corporate levies \$1200 per annum + \$1160.00 insurance per annum

Location: - Easy walk to all the amenities Labrador has to offer - cafe's restaurants, Charis Seafood and never to be overlooked the amazing Broadwater. - Your choice of both public and private schools close at hand. - An array of shopping centres to choose from including the local Biggera Waters Shopping Centre, Aldi and Harbourtown Premium Shopping precinct. - If you don't have your own transport, the bus stops a little further along Frank Street. To arrange an inspection or for further information, phone your local agent, Catherine Nutt on 0433 247 690 or check for the open home times.

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