

**3/15 Harley Street, Labrador, Qld 4215**



**House For Sale**

Saturday, 3 February 2024

3/15 Harley Street, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Matt Hill

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## Auction

Recently renovated and offering contemporary, low maintenance living, this quality townhouse features an ultra convenient location and is quietly set in a small secure complex of only 5 homes. Boasting open plan interiors with neutral tones and an enviable alfresco area complete with built-in fireplace, this home should be on your shortlist and is sure to impress. Features:- Small and secure gated complex with only 5 homes- Recently renovated and boasting a north facing backyard complete with insulated pergola, built-in - fireplace/BBQ and tropical gardens- Gourmet kitchen with breakfast bar, ample storage and bench space- 3 Spacious bedrooms with built-in robes, master with ensuite- 2 Flawless bathrooms, main with tub, separate toilet plus downstairs powder room- Large open plan lounge and dining areas which leads to alfresco entertaining- Air conditioning and ceiling fans throughout, security screens and tinted windows for added privacy and security- 3.3kw solar system approx- Rear courtyard pedestrian access, fenced yard- 2 Car garage features internal access, vinyl plank floors, built-in storage cupboards plus multiple workbenches with an insulated roller door + visitors car parks - Body corporate \$70pw approx- Land rates \$1,950pa approx- Water rates \$1,500pa approx- Rental valuation \$730-\$770 per week- Ultra convenient location, walk to Harbour Town, Labrador Park shopping centre, public transport and the Broadwater. With genuine motivation and realistic expectations, this property will be sold on or before auction day. Phone Matt Hill now for more information or to arrange a viewing. 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.