


3/17 Huth Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Townhouse For Sale

Wednesday, 15 May 2024

3/17 Huth Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Ana Tulloch
0755371311

\$520,000

Situated in a convenient cul-de-sac just moments from the Broadwater, parklands, public transport and local shops, this single level townhouse, villa style, is a real gem if you are looking for a sound investment or easy living. Walking distance to everything including Broadwater beach! Nestled in a small boutique complex of only 8, this property offers spacious open plan living/dining area with adjoining modern kitchen with floorboards, plenty of storage and breakfast bar. Living opens onto a large private paved courtyard, a relaxing outdoor space to enjoy with family and friends. Two generous bedrooms, both with built-in robes and a modern renovated combined bathroom/laundry. Features: * Ideal location in cul-de-sac street * 2 generous bedrooms with built-in robes & ceiling fans * Stunning, renovated bathroom/laundry * Single level home with large enclosed private courtyard * Spacious open plan living/dining with ceiling fan * Small boutique complex of 8 * Upgraded kitchen with breakfast bar and abundance of cupboard space * Garage for 1 car and plenty off street parking for other vehicles or visitors * Pet friendly with Body Corporate approval The Numbers: * Body Corporate: around \$80 per week * Council Rates: around \$1,958 per annum * Water Rates: around \$1,700 per annum * Rental appraisal: around \$600 per week Complete with off street parking for one car. Contact Ana Tulloch today on 0439 343 432 for more information or to arrange your private inspection. 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.