

**30/62-66 Brown Street, Labrador, Qld 4215**



**Duplex/Semi-detached For Sale**

Saturday, 18 May 2024

30/62-66 Brown Street, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 248 m2**

**Type:**

**Duplex/Semi-detached**



David Nichol

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## Offers Above \$730,000

First home buyers, downsizers, investors, this is it...this single level brick & tile villa is perfection at its best, the beautifully renovated interior is stunning and then enhanced by the spacious private rear entertaining area...centrally located and only 5-10 minutes away from everything you could want. Spacious tiled living and dining area steps out to tropical oversized entertaining area. Modern new kitchen with stone bench, dishwasher, room for large fridge, ample storage. Main bedroom has built in robes, air con, tv wall mount, access to patio & bathroom. Main bathroom complete with toilet, custom vanity & spacious bath. Bedroom 2 has built in robes, air con, ceiling fans, modern tiled floor, tv wall mount. Bedroom 3 has built in robes, air con, ceiling fans, modern tiled floor, tv wall mount. Open plan living and dining complete with air-conditioning. Stunning designer Laundry with garage and patio access. Guest toilet with vanity, Single garage with internal access to home. Oversized private entertainment area with water feature and low maintenance gardens. Security screens, designer window coverings, mesh curtains for extra light. Ample visitor parking available very close to the villa. Tropical swimming pool with BBQ facilities and a gazebo. Backing onto 1.3 hectares of park, kids playground, bbq areas, 5 minutes to the Beach, bus stop 250 metres, 5 minutes to shopping, Cafes, restaurants, movie theatre. Labrador State school 1 km, TSS private school 7 km 8 mins to Griffith University, GC Hospital & G-Link tram. Harbour Town Shopping Outlets in minutes. Low body corp of approx \$92 per week. Don't delay, this property is stunning and the sellers are selling, call the listing agent Dave Nichol on 0415646826 for your inspection time. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.