


31/20 Brown Street, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Villa For Sale

Friday, 3 November 2023

31/20 Brown Street, Labrador, Qld 4215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Villa



Ana Tulloch
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\$649,000 to \$679,000 offers

Single level townhouse offering an exciting opportunity for downsizers, investors and families alike. Boasting beautiful resort style facilities in a gated, immaculate complex - neat as a pin, this fantastic property is just a short walking distance from local shopping centers, facilities and transport. You can't go wrong in securing this rare opportunity in one of the most sought after locations on the Coast close to everything and public transport at your doorstep. Fantastic and practical floorplan, the size of this property feels more like a house offering 4 bedrooms, master bedroom with built-in robes and ensuite, second family bathroom with bath, shower and separate powder room. The spacious open plan living and dining area flows to the rear fenced terrace - the perfect space for outdoor entertaining with a huge plus... your own direct door access to pool, perfect for families. Kitchen has open plan design with plenty of room and view to the spacious enclosed backyard with space for the whole family. Complete with lock up garage and parking for one additional car in driveway, the property also includes split system air conditioning and ceiling fans throughout. It is a unique, must see home with still affordable price to market, so be quick! Location couldn't be better - with Aldi and local dining/shops literally across the road within walking distance. Schools, parks and public transport in close proximity and minutes from the Broadwater. Including: * 4 bedrooms all with built in robes, master with ensuite * 2 full bathrooms (family bathroom with separate toilet for convenience) * Modern kitchen with open plan design and breakfast bar * Fully fenced rear yard with private access to facilities * Single lock up garage with additional parking on driveway * Security screens * Split system air conditioning * Ceiling fans throughout * Intercom in secure complex

Complex features: * Resort style inground pool * Spa * Gymnasium * BBQ facilities * Onsite Manager * Gated/secure complex * Intercom * Secure visitor parking

The Numbers: * Body Corporate approx. \$115 per week Gross (Sinking, admin funds and insurance. 10% discount applies if paid by due date). * Council Rates \$2,080 per year * Water Rates around \$1,500 per year * Rental Appraisal around \$750-\$800 per week

Call Ana Tulloch on 0439 343 432 for further information or check our Open home times for inspections.

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