

**36/63 Olsen Avenue, Labrador, Qld 4215**



**Townhouse For Sale**

Wednesday, 15 May 2024

36/63 Olsen Avenue, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 78 m2**

**Type: Townhouse**



**Mark Ashbridge**

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## Offers Over \$560,000

Welcome to your new home in Labrador! This 2-bedroom home offers the perfect combination of style, comfort, and convenience. Located within the Mt Eliza estate, this property is sure to impress even the most discerning buyer. Featuring an open-plan living and dining area which flows seamlessly onto the large deck, perfect for entertaining or relaxing. Boasting relatively new timber flooring, high ceilings creating a bright and airy living space. The kitchen is well-appointed with modern appliances and ample storage to complete the picture. Both bedrooms are generously sized featuring built-in wardrobes providing plenty of storage options. The well-appointed bathroom offers a modern design and includes a bathtub, separate shower and laundry. Plus, there is an additional toilet for added convenience. Enjoy the outdoors in your private courtyard, ideal for those summer barbecues or simply unwinding after a long day. With a single garage space and an open car space, parking will never be an issue. Key features include: \* 2 good sized bedrooms with built-in robes\* Spacious living and dining areas\* Fully equipped kitchen\* Main bathroom with separate shower and bath\* Separate toilet\* Split system air conditioning\* 1 Car fully lockable garage plus extra park space\* Large deck with views\* Private rear yard with shed\* 2 Swimming pools in complex\* Close to public transport \* Currently tenanted until 30th April 2025 @ \$520pw Levies: Administrative fund \$358.17 Qtr Sinking fund \$138.46 Qtr Convenience is key with this property just minutes away from Harbour Town, the Gold Coast University Hospital, Griffith University and more. The beautiful Labrador Park is also nearby, perfect for leisurely walks or picnics with family and friends. Don't miss out on the opportunity to make this modern townhouse your new home. Contact us today to arrange a viewing and secure this fantastic property in Labrador. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.