


4/22 Central Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Townhouse For Sale

Wednesday, 29 November 2023

4/22 Central Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Ana Tulloch
0755371311

\$535,000 PLUS

Presenting a brilliant entry-level purchase, this townhouse is located in a very small and low maintenance complex of only 7 properties, only 150 metres to the iconic Broadwater. Set back from the main street providing peace and quiet, while in a very convenient location. Renovated and presenting bright and airy, step inside to an open plan living/dining, large modern kitchen with ample cupboard storage and internal laundry, opening onto a private yard perfect for a little outdoor entertaining. Upstairs are two sizeable bedrooms both with built-in-robies, the main bedroom with a private small balcony area. An impeccable main bathroom is also on this level, with large shower. The complex features carport parking for one car and within metres to public transport. For astute buyers, this property makes the perfect investment opportunity with high returns and low body corporate of \$45 per week. Or if you would like to secure a property before Xmas...this is ready for you! Features:* Beautiful timber look flooring downstairs* 2 sizeable bedrooms both with BIRs * Modern renovated kitchen with plenty of cupboard & bench space* Open plan living/dining* Impeccable bathroom with large shower* Carport for 1 car* Security screens throughout* Low maintenance complex* Small complex of only 7 townhouses* Walking distance to water, metres from public transport and all facilities.* Positioned in the most sought after area for investors/home owners alike* Incredible access to Broadwater, Parklands and all infrastructureThe figures:* Body Corporate: approx. \$45 per week (Sinking & Admin Funds + building insurance)* Council Rates: around \$1,800 per annum* Water Rates: around \$1,300 per annum* Rental appraisal \$550 per weekContact listing Agent, Ana Tulloch on 0439 343 432 for further details and inspections.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.