

4/63 Muir Street, Labrador, Qld 4215



Sold Townhouse

Sunday, 20 August 2023

4/63 Muir Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: Townhouse



Brad Scott
0755646070



Wayne Haase
0498098426

\$771,000

To watch a Video of this property, please click on link below**:https://youtu.be/_EfMNXRy6j4To take an Online 3D Tour of this property, please click on the link below**:<https://my.matterport.com/show/?m=PuRAgZG5uPq> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using.The Brad Scott team is proud to Welcome you to this new listing at Townhouse 4, 63 Muir Street, LABRADOR on the Gold Coast. You're embarking on a property of a life time. This fabulous townhouse is waiting for its new occupants to take over. Situated only a stones throw from the lovely Esplanade, Charis Seafoods, The Grand hotel, Cav's Steakhouse and many more iconic locations on the Gold Coast, this is a true opportunity.Great location, superb double storey property and so close to the Broad water. All this, coupled with a great price, there can be no comparison.FEATURES YOU WILL LOVE:- 3 over-sized bedrooms with large built in robes- Master with walk in robe and Ensuite- 2 bathrooms (inc ensuite)- 1 Remote Car Garage + 1 extra car space not under cover- Private court yard at the rear of the complex.- Walk-in wardrobes to master & built in wardrobes in 2 of the kids bedrooms- Main bathroom with bath, vanity & glass shower screen- BRAND NEW ceiling fans throughout living areas and all bedrooms- BRAND NEW LED downlights throughout living areas and bedrooms- BRAND NEW bathroom floor tiling, shower glass and fixtures- BRAND NEW carpet in all bedroom and hallways upstairs- BRAND NEW Clipsal iconic light switches and power points throughout the property- BRAND NEW modern and contemporary door handles throughout- BRAND NEW floor tiling through lower level, and wet areas- BRAND NEW clothesline - BRAND NEW Kitchen Appliances- BRAND NEW Split System Reverse Cycle Air Conditioners- Fully fenced for pets PROPERTY INFORMATIONGold Coast City Council Rates: \$2,414* p.a. approxGold Coast City Water Rates: \$1,365* p.a. approxBody Corp: \$84* per week approxCurrently VacantCurrent Rental Appraisal: \$740* to \$810* per weekSinking Fund Balance: \$41,107 as at 18th Aug 20232 StoreysBuilt: 2005** denotes approximations and/or measurementsA rare opportunity to purchase in an ultra-convenient location. For further information please contact your Labrador Area Experts Brad Scott or Wayne Haase.** Please be aware some photos have been digitally altered to remove/add some virtual furniture for marketing purposes. We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.