

46/71 Olsen Avenue, Labrador, Qld 4215



Townhouse For Sale

Tuesday, 9 April 2024

46/71 Olsen Avenue, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Melody Hu

0755814422

\$499,000-\$540,000

A perfect opportunity for first home buyers & investors! Located in the popular 'Cherwood Lodge' Estate, this neat & tidy townhouse is sure to impress! Features: • Open plan living and dining with air-conditioning • kitchen with plenty of storage, dishwasher & high bar • Two good sized bedrooms with built in robes & ceiling fans • Updated bathroom • Exposed brick throughout • Separate laundry with toilet & access to outside • Two generous paved courtyards, one at the back and one at the front of the property • Single carport with electric door + additional car space in front of carport • Extras include: security screens, downlights & pool inside complex Outgoings/incomings • Council rates - approx. \$1052* per half year • Water rates - approx. \$328* per quarter • Body corp - approx. \$82 per week • Rental return - approx. \$560 to \$ 610 * per week Located: Only minutes to Harbour Town and the famous Broadwater Parklands, close to many popular schools including Labrador State School, Coombabah State, A B Paterson College, Guardian Angels' Catholic Primary School (just to name a few) & public transport, M1, Australia Fair shopping centre, playgrounds and childcare centres are also very close by.