

5/43 Harley Street, Labrador, Qld 4215



Townhouse For Sale

Wednesday, 29 November 2023

5/43 Harley Street, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 154 m2

Type: Townhouse



Brad Scott

0755646070

Offers above \$599,000

Final Offer Stage Monday 18th December 2023 at 6pm (QLD times) Online at www.Openn.com.au (if not SOLD prior!) This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below**<https://youtu.be/S6JgQ8FJYrc?si=ksjnM7xN7enlypu0> To take an Online 3D Tour of this property, please click on the link below**:<https://my.matterport.com/show/?m=pmBAVJvndfW> Want to make an offer on this property? Watch this video to learn about the process. Please click on link below**:<https://youtu.be/pJ1Pg8lfqKg?si=VG7kFleIPH-9C20X> Wish to submit your starting offer on this property? Click below**:<https://anz.openn.com/app/p/cliojdeqdvjc18g8o48g> ** 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 would like to Welcome you to 5/43 Harley Street, Labrador! This stunning two-storey townhouse offers a contemporary and stylish living experience in one of Gold Coast's most sought-after locations. With its convenient layout and modern features, this property is sure to impress.

Spacious Bedrooms: Situated over two levels, this townhouse boasts one bedroom downstairs and another bedroom upstairs, providing both privacy and flexibility. Each bedroom comes with its own ensuite, ensuring convenience for you and your family or guests.

Double Lockup Garage: Enjoy the benefit of a double lockup garage, providing secure parking for two vehicles and ample storage space for your belongings.

End Unit with Privacy: As an end unit, this townhouse offers the advantage of having only one neighbor, ensuring a quieter and more private living experience.

Visitor Car Parks and Communal Lawn Area: The property also features two visitor car parks, ensuring ample parking for your guests. Additionally, you'll have the convenience of a communal lawn area, adding a touch of greenery to your surroundings.

Fully Fenced Rear Yard: Enjoy a fully fenced rear yard, providing a safe and private space for outdoor activities, gardening, or simply relaxing.

Split System Air Conditioning: With a split system air conditioning unit in the main living room, you'll be able to comfortably control the temperature throughout the year. Furthermore, the balcony off the living room allows for the enjoyment of refreshing breezes all year round.

Built in 2016, this townhouse offers a modern design and contemporary finish, ensuring a stylish and up-to-date living space.

PROPERTY INFORMATION

Gold Coast City Council Rates: \$2,414* p.a. approx

Gold Coast City Water Rates: \$1,697* p.a. approx

Currently Tenanted with great tenants from 10/01/2024 until 14/01/2025 at \$650 per week

Current Rental Appraisal: \$650* to \$710* per week

Body Corp: \$63* per week approx

Sinking Fund Balance: \$16,509.84 as at 24th Nov 2023

Unit size: 154m² Double Storey Townhouse - 1 Bedroom Upstairs and 1 bedroom downstairs on ground floor. Living upstairs

Built: 2016** denotes approximations and/or measurements

Located in the vibrant Labrador area of the Gold Coast, this townhouse is in close proximity to beautiful beaches, popular shopping centers, quality schools, and a range of dining options. Experience the best of coastal living with the convenience of nearby amenities and entertainment. Don't miss the opportunity to make this impressive modern townhouse your own. Contact us now to arrange an inspection and seize the chance to secure your dream home in Labrador, Gold Coast. For further information please contact your Local Labrador Area Expert Brad Scott.*

NOTE: Some images have had furniture/belongings digitally removed and/or added for marketing purposes and privacy of the current occupant. We have in preparing this information used our best endeavours 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. The agent makes no claims or guarantees that all works at the property are building certified and/or council approved, and all 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.