

**8/62-64 Brown Street, Labrador, Qld 4215**

**Townhouse For Sale**

Friday, 3 November 2023

8/62-64 Brown Street, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 107 m2**

**Type: Townhouse**



Lyn Newcomb  
0755306000



Jodi Russell  
0408071911

## Auction

Welcome to your new home in a private, gated complex in popular Labrador. This spacious and modern 3-bedroom townhouse is perfect for families or professionals seeking a secure and comfortable lifestyle. Located in Park Landing a small, well-maintained complex of 31 properties, you will live in the best of both worlds owning the convenience of inner-city living with peace and quiet of a secluded neighbourhood, not too far at all from the Gold Coast Broadwater. Spread over two levels, this townhouse boasts a modern open-plan living area on the ground floor and three generous bedrooms with built ins and a spacious bathroom upstairs. Currently styled with a touch of Hamptons, this trendy 118m<sup>2</sup> space will house you perfectly: \* Roomy living area enough for both a lounge and dining suite\* Glamorous white kitchen with a small butler pantry \* Sliding door access to a gorgeous alfresco space in a fully fenced boutique garden\* Separate laundry\* Mediterranean styled paved and shrubby private entrance \* 3 good sized bedrooms for sleeping, dressing room or workspace\* Single garage and extra parking space outside\* All those comfort extras of aircons, ceiling fans and modern flooring. In all you can immerse yourself in a light and bright airy space with character where you, the next Owner can create your own domestic masterpiece. Park Landing has a pool for residents to share, Body Corporate fee is approx. \$95.00 per week and the current rental return on this townhouse is \$650.00 per week. Great as an investment, thoroughly private and intimate for a residence. A free pre-sale Building & Pest Report, which can assure you of the integrity of a termite free building, is available for you. A very special highlight is the location in an iconic Gold Coast suburb with easy access for work and play to hospitals, Griffith Uni, schools, public transport, Harbour Town Retail Centre, and for recreation and exercise, to the stunningly beautiful Broadwater. If your budget is ripe to purchase a townhouse in a well-run complex, here is one with value that certainly needs to be on your shopping list for priority purchase before Christmas. How exciting can this be? Auction Disclaimer. This property is being sold by Auction or without a price and therefore a price guide cannot be provided. The web-site may have filtered the property into a price bracket for web-site functionality purposes. Advertising Disclaimer: 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. Prospective purchasers should make their own enquiries to verify the information contained herein.