

9/37-39 Harley Street, Labrador, Qld 4215

Coastal

Townhouse For Sale

Tuesday, 11 June 2024

9/37-39 Harley Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 94 m2

Type: Townhouse



Daniel Capel
0481988554

Offers over \$650,000

Situated in a tranquil complex of 16 townhouses, this contemporary home in the sought-after neighbourhood of Labrador combines style with functionality, making it ideal for families, professionals, and investors. Key Features: Downstairs:- Living Area: Bright and inviting with ample natural light.- Kitchen and Dining: Well-designed for comfort and efficiency, featuring a dishwasher, oven, electric cooktop, rangehood, and oven.- Extras: Powder room, separate laundry, and a lock-up garage with additional external parking space.- Outdoor: Private courtyard perfect for alfresco dining and BBQs. Upstairs:- Master Suite: Includes an ensuite, built-in wardrobe, and a balcony overlooking the pool.- Second & Third Bedrooms: Include built-in robes.- Additional: Complemented by a second bathroom with a bath and shower. Additional Comforts: - Single lock-up garage with internal access (plus additional car space).- Separate laundry room and a powder room.- Saltwater pool in the complex.- Plenty of storage space. Location Benefits: Situated in a friendly community, just minutes from the heart of Labrador. Close proximity to beautiful parks, top-rated schools, and charming local cafes. Easy access to public transport and major highways makes commuting a breeze. Labrador Park Shopping Centre: 700m Broadwater: 1.3 Km Harbour Town Premium Outlets: 1.9 Km School Catchment: Labrador State School: 580m; Coombabah State High School: 2.5 km Financial: Water Rates: Approximately \$1,200 p.a. Council Rates: Approximately \$2,200 p.a. Body Corporate Fees: Approximately \$77 per week Currently tenanted until 23/09/2024 - \$360.00 per week Rental Appraisal: \$650 - \$700 per week 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. Be quick to explore this rare offering that ticks all the boxes for a sophisticated yet practical lifestyle!