

**9/63 Olsen Avenue, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

## **Townhouse For Sale**

Friday, 3 November 2023

9/63 Olsen Avenue, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ana Tulloch  
0755371311

## **\$630,000 PLUS OFFERS**

Private and beautiful townhouse located in one of the most central locations on the Gold Coast, absolutely close to everything! Recently painted, with great presence, it really feels like a home with the enclosed front and backyard. A sunny and enclosed front yard greets you, perfect spot for your morning coffee! Renovated to perfection with a modern and classy design incorporating timber accents, brushed gold fittings, black powder coated lights fittings and a wonderful combination of colours, that make the home feel extremely welcoming. Large parquet timber tiles welcomes you to the sunny living and outstanding chef's dream kitchen, as the hub and heart of the home, it will certainly impress. Spacious dining opens onto the backyard terrace fitted with a convenient gazebo, an area you will be able to enjoy all year around. Nice and elevated, you will love the quiet, private and breezy area, perfect to entertain family and friends. Timber stairs will lead you to the upstairs area where you will find the master suite with unique lovely style finishes plus 2 other good sized bedrooms with modern ceilings fans, sharing the family bathroom with your own spa bath! . The location is superb with the bus stop literally outside the complex and walking distance to an array of local parks and the community garden. Harbour Town Shops with Woolworths and an abundance of dining options is also only minutes away as are local medical practices and daycare facilities. Features you will love: \* 3 bedroom all with built-in robes \* 2 full bathrooms, 3 toilets \* Main bedroom with stunning ensuite \* Modern, renovated kitchen with S/S appliances, separate pantry and plenty of bench space \* Separate dining and lounge room \* Laundry room with additional toilet \* Front and rear courtyards, both fully fenced \* Ceiling fans throughout \* Single lock up garage with access from the courtyard \* Additional off street parking in front of garage \* Solar panels Complex includes: \* 2 x inground pools in complex \* Visitors parking \* Body Corporate under \$60 per week !!! \* Council Rates around \$2,000 per year \* Water Rates around \$1,200 per year This is not to be missed. Call Ana Tulloch today on 0439 343 432 for more information or to arrange your personal inspection.