

**9/8 Gordon Street, Labrador, Qld 4215**



**Townhouse For Sale**

Friday, 3 May 2024

9/8 Gordon Street, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 119 m2**

**Type: Townhouse**



Greg Corcoran  
0475046561



Charlie Wicken  
0755944424

**\$839,000+**

I am so happy to present this townhouse to you. I've dreamt of living here for a while because I am enamoured with the Broadwater and knowing how amazing the lifestyle this offers, I wish I was in a position to buy it. Let's talk about the townhouse itself. There are 3 large bedrooms upstairs, with the main being oversized (with generous ensuite and walk in wardrobe) and the 2 others generous. Plus, no two rooms share a wall. Great for parents and great for privacy in general. Downstairs, there is a large open living space and kitchen (with modern appliances and plenty of storage) that leads to a sensational outdoor entertaining which is partly covered. The complex is safe, private, has a stunning pool, is well run and has a robust sinking fund. Also, recently the complex has been fitted with individual water meters. Now to the geography. WOW!! As mentioned, it's minutes to the Broadwater. Long walks, fishing, swimming, parks, fitness and picnics are only a few minutes walk from your doorstep. Plus, you have Charis Seafood and the Grand Hotel just there. I've said it once and I'll say it again. how lucky are you to have the chance to live here!! Call Greg on 0475 046 561 or Charlie 0407 111 719 to organise an inspection or for any further questions. We are here to help!

**HIGHLIGHTS:** 3 Large bedrooms (master with ensuite and walk in wardrobe) 2.5 Bathrooms Ducted air conditioning Double garage with plenty of storage Sunny outdoor entertaining area with shutters Recently painted 3 minute walk to the Broadwater A short distance to Southport - Cafes, bars, restaurants and shops (Australia Fair Shopping Centre) A short drive to Chirn Park - a trendy area of Southport with a budding music and cultural scene Individual water meters - A new addition A short drive to Sea World \$85 body corp per week approx. Swimming pool Only 9 Townhouses in the complex Secured with gate and locks Generous open lounge and dining Great rental return Close to Charis Seafood and the Grand Hotel Close to the M1 Motorway and Schools

**POTENTIAL INCOME:** Rental yield: \$780 - \$820 per week Airbnb/Stayz: \$250 - \$550 per night (depending on season or event)

**OUTGOINGS:** Council - \$1950 per year approx Body Corp - \$85 per week approx

**SCHOOL CATCHMENT ZONE:** Labrador State School Southport State School TSS St Hilda's

**DISTANCES:** Bus Stop - 140 m Local Shops - 2.4 km Major Shopping Centre - 3 km Primary School - 450 m High School - 4.8 km Parkland - 280 m Highway - 9.7 km Beach - 250 m Hospital - 4.9 km

**Disclaimer:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.