

**1/19 Botanical Drive, Labrador, QLD, 4215**



**Duplex Semi-detached For Sale**

Friday, 16 August 2024

1/19 Botanical Drive, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex Semi-detached**

## START LIVING YOUR DREAM

Located in a great street in the leafy heart of Labrador is this great duplex.

This home is ideal for all walks of life from first homeowner to investor or downsizer.

Positioned less than 3km approx. from the Gold Coasts beautiful Broadwater and only 1.5km to both Griffith University and the Gold Coast Hospital.

Features include

- 2 bedrooms both with built-in robes
- Main bathroom; separate toilet
- Excellent lounge / dining area; Air conditioned
- Kitchen with ample storage
- Single garage + additional off road car parking
- Currently tenanted @ \$560pw
- Fantastic garden
- Shared building insurance only

With everything at your door stop - Local Bus Services, Shops, Griffith University and the Gold Coast University Hospital makes your life easy living.

For further information about this exciting property or to arrange a private viewing please call David Truswell 0411 646564

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