

2/24 Botanical Drive, Labrador, Qld 4215



Duplex/Semi-detached For Sale

Tuesday, 25 June 2024

2/24 Botanical Drive, Labrador, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 346 m2

Type:

Duplex/Semi-detached



Brad Scott

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Motivated Seller will "Meet the Market!"

FINAL OFFER STAGE Tues 16th July 2024 at 6PM (QLD Time) online at www.openn.com.au This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below**: <https://youtu.be/od-0QeIW3aY> To take an Online 3D Tour of this property, please click on the link below**: <https://my.matterport.com/show/?m=QrcmhrdTtki> To watch a Video on how to place an offer on this property 24/7, please click on link below**: <https://youtu.be/pJ1Pg8IfqKg?si=kHFUbdD2qsI4j4eQb> To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**: <https://anz.openn.com/app/p/cpt1qm8j1942I98ob1u0> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott Team would like to Welcome you to a Charming 2 Bedroom Duplex situate at 2/24 Botanical Drive in Labrador QLD! Welcome to your new cozy oasis in Labrador! This single-storey 2-bedroom duplex is the perfect blend of comfort and convenience. Situated in a quiet and serene neighborhood, this home offers a peaceful retreat while being close to all amenities. Features:- 2 Bedrooms- 1 Bathroom- 1 Car Garage (can be used as a studio)- Peaceful Surroundings, established gardens- Move-in Ready, Not a Penny to Be Spent Prime Location Situated in the highly sought-after suburb of Labrador, this home offers the perfect balance of tranquility and convenience. With easy access to local amenities, including schools, parks, shopping centers, and public transport, everything you need is right at your doorstep. Enjoy the peace and quiet of suburban living while still being just a short drive away from the vibrant city center. PROPERTY DETAILS Gold Coast City Council Rates: \$1,958* p.a. approx Gold Coast City Water Rates: \$1,226* p.a. approx Building Insurance: \$3,430* p.a for both duplexes. You only pay 50% of total = \$1,715 or approx \$33 per week for building insurance only Currently Owner Occupied: So rent out or live in Current Rental Appraisal: \$630* to \$700* per week Block Size: 346m2* approx Built: 1980** denotes approximations and/or measurements This lovely duplex is ideal for those looking to settle in without any hassle. Whether you're looking for a starter home, downsizing, or an investment property, this is the perfect opportunity! This amazing opportunity is priced to sell at a highly competitive value. Don't miss out on this gem in Labrador! Move in straight away and start enjoying the comfortable lifestyle it offers. Schedule a viewing today! For further information please contact your Local Labrador Area Expert Brad Scott. Disclaimer: We have in preparing this information used our best endeavors 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. The agent makes no claims or guarantees that all works at the property are building-certified and/or council-approved, and all prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.