


**2/9 Beitz Ave, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**Sold Duplex Semi-detached**

Monday, 19 August 2024

2/9 Beitz Ave, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex Semi-detached**

## SOLID ONE LEVEL DUPLEX WITH EXTENSIVE YARD

### UNDER CONTRACT AT AUCTION

Duplex with fantastic fenced yard in an unbeatable central location close to absolutely everything! Privately positioned at the back of the block to enjoy the large North facing yard.

In its original condition it has unlimited potential plus plenty of space for the family that will suit renovators, investors, downsizers looking for an easy and solid one level home or simply first home buyers wanting to secure a great piece of real estate in this fast-growing area on the Gold Coast.

Inside you will be greeted by an open plan living/dining adjoining the large original kitchen overlooking the backyard and just steps away, the covered paved patio, allowing for all season entertaining. Two great sized bedrooms with the main including a large walk-in robe and dual access bathroom.

This property is marketed as Auction by seller's instructions.

Features include:

- \* Approx 300 sqm block of land private, flat and fenced
- \* 2 generously sized bedrooms, the main with a large walk-in-robe
- \* Combined bathroom/laundry
- \* Open plan lounge/dining
- \* Large central kitchen ripe for renovation
- \* Security screens and doors
- \* Ceiling fans & split system AC to living area
- \* Colourbond fence around
- \* Single lock up garage with potential for extra parking in yard
- \* Additional storage room internal access from garage
- \* Garden Shed
- \* NO BODY CORPORATE
- \* Current rental appraisal around \$600 per week

This property offers exceptional convenience with bus stops only metres away, a short walk to Labrador State School, Child Care and Labrador Park Shopping Centre which features Coles, Butcher, Medical Centre, Chemist and more.

Call Ana Tulloch on 0439 343 432 for more information

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