

**40 Sydney St, Labrador, QLD, 4215**



**House For Sale**

Tuesday, 17 September 2024

40 Sydney St, Labrador, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Brad Scott  
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Ben Woodburn

## Affordable Family Home in Ideal Location. Opportunity Awaits!

FINAL OFFER STAGE Tues 8th Oct 2024 at 6PM (QLD Time) online at [www.openn.com.au](http://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/bIW4A3Zrg4I>

To take an Online 3D Tour of this property, please click on the link below\*\*:

<https://my.matterport.com/show/?m=CAMV4YYNR3D>

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=kHFUbd2qsl4j4eQb>

To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below\*\*:

<https://openn.page.link/UZ2W>

\*\* 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.

This charming 3 bedroom, 1 bathroom house in Labrador is the perfect opportunity for first-time home buyers or growing families. Situated in a quiet street, this property offers a comfortable and convenient lifestyle for its lucky residents. With a carport space for your vehicle and a spacious backyard for the kids to play, this home ticks all the boxes.

### Spacious and Functional Living Areas

Step inside and be greeted by the open and airy living areas, designed to maximize space and comfort. The well-appointed kitchen features ample storage and bench space, making meal preparation a breeze. The living room is the perfect place to relax and unwind after a long day, while the dining area is ideal for enjoying meals with family and friends.

### A Tranquil Retreat

The three bedrooms are generously sized and offer plenty of natural light. The master bedroom boasts a large built-in wardrobe, providing ample storage space for your belongings. The bathroom is modern and features a bathtub, perfect for a relaxing soak after a busy day.

### Convenient Location

Located in the sought-after suburb of Labrador, this property is within close proximity to schools, shops, and public transport. Enjoy the convenience of being just a short drive away from beautiful beaches, parks, and the vibrant dining and entertainment precincts. This is an opportunity not to be missed!

Don't miss out on this affordable family home in Labrador. Contact us today to arrange an inspection and secure your slice of paradise.

## PROPERTY INFORMATION

Gold Coast City Council Rates: \$\* p.a. approx

Gold Coast City Water Rates: \$\* p.a. approx

Currently Leased with Smart Real Estate from 12/07/2024 to 06/07/2025 at \$850 per week.

Current Rental Appraisal: \$\* to \$\* per week approx

Built: 1965\*

\* denotes approximate measurements

You'll love how central to everything you are here. A rare opportunity to purchase in an unbeatable location.

Don't miss out on this fantastic opportunity to secure an affordable family home in Ashmore. Contact us today to arrange a private inspection and make this property your own.

For further information or to arrange a private inspection please contact your local Ashmore Area Experts Brad Scott & Wayne Haase.

NOTE: Please note that some images have had virtual furniture included for tenant privacy and security and also for marketing purposes.

Disclaimer: We have in preparing this information used our best endeavours 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. Prospective purchasers should make their own enquiries to verify the information contained herein.