


**2/36 Government Road, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

**Sold Townhouse**

Monday, 19 August 2024

2/36 Government Road, Labrador, QLD, 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Catherine Nutt

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## Tranquility and Endless Potential in this Large 2-Bedroom Townhouse

Nestled in a peaceful enclave, this spacious 2-bedroom, 1-bathroom townhouse offers a serene retreat from the hustle and bustle of city life. Positioned at the rear of a small block of just 8 residences, enjoy the quiet ambiance and privacy this location affords.

Boasting a larger than average block, this townhouse presents endless opportunities for both owner-occupiers and investors alike. With its original condition, you have the freedom to move straight in and make it your own or unleash your creativity through renovations.

Benefit from the low body corporate fees, ensuring a hassle-free lifestyle. Whether you're looking to settle down or seeking a lucrative investment opportunity, this townhouse caters to all needs.

Convenience is at your doorstep with easy access to amenities including two local shopping centers, public transport options, and seamless connectivity to the M1 for effortless travel north and southbound.

### Property Features:

- Body corporate levies under \$24.00 per week
- Small block of 8 units
- Positioned at the back of the block, far away from Government Road
- Large main bedroom
- Both rooms have built in robes
- Powder room on the ground level, separate WC upstairs
- Enclosed garage with access to the rear yard
- Additional parking on the driveway + visitor parking
- Open verandah out the back off the lounge room

Seize the chance to own a piece of Gold Coast real estate with this remarkable townhouse. Schedule a viewing today and unlock the endless potential that awaits you!

To arrange a private inspection, contact your local agent Catherine Nutt direct on 0433 247 690.

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