


**3/75 Brown Street, Labrador, Qld 4215**

 **LJ Hooker** Broadwater

**Sold Townhouse**

Friday, 26 January 2024

3/75 Brown Street, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**\$592,500**

Now vacant and ready this home will be the perfect property to enter the market or as an investment. Great renovation with brand new kitchen, bathroom, all electrical with new downlights throughout, fully painted... with absolutely nothing to do other than enjoy comfortable and easy living! Two storey townhouse in a well positioned complex right across beautiful parkland and public transport and 2 min drive to ALDI and several convenience stores and 5 min to Gold Coast Hospital, Griffith University and much more. You won't find much better location than this one, loved by both busy owners or tenants. The villa is located close to the entry and across from a private pool the complex offers. Open plan living/dining with a corner Hampton's style kitchen you will love with all new appliances, overlooking the inviting and private backyard. Enjoy your outdoor living all year around, watch the kids and pets play. Laundry is located in the enclosed garage with access to the back patio. Upstairs there is a second living/rumpus/office room ideal for kids or for those working from home. Two good sized bedrooms with built-in robes, ceiling fans and blinds. Bathroom has also been completely redone with separate toilet room. There is a second carpark allocated on driveway in front of the garage if required. Featuring: \* 2 bedrooms with built-in-robes \* Renovated bathroom with shower/bath combination \* Separate toilet \* Renovated kitchen with all brand new appliances you will love \* Open plan living/dining room with extra space under stairs \* Additional room upstairs as second living/media room/office depending on your needs \* Single garage with additional 2nd carpark on driveway & internal and rear yard access \* Brand new double blinds throughout (see-through plus block out) \* New ceiling fans \* Covered outdoor alfresco patio in nice and usable grassy backyard \* Very well maintained Complex with facilities including: recreational pool, BBQ area, plenty of visitors carpark

The Numbers: Body Corporate: Approx. \$75 per week Council Rates: Approx. \$2,400 per year Water Rates: Approx. \$1,700 per year Rental Appraisal: \$650 per week

This one won't last as it is truly priced to sell quick. First Open home will be this Friday 22nd December at 10am. Don't miss it and secure this home before Christmas! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.