


**32/21 Usher Avenue, Labrador, Qld 4215**

 **LJ Hooker Broadwater**

**Sold Townhouse**

Tuesday, 6 February 2024

32/21 Usher Avenue, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Ana Tulloch  
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**\$580,000**

Offering a low maintenance lifestyle this 2 storey townhouse is immaculately presented. Located in a private gated complex offering privacy, tranquillity, security and so much more with extra low body corporate! On the residence's ground floor, you will find a generous open-plan lounge/dining with split system air conditioning, flowing to the outdoor patio with loads of space to entertain. An adjacent kitchen with dishwasher and ample cupboard space looks out over the to the backyard perfect for watching the kids or pets at play. Upstairs you will find 3 generous bedrooms all with built-in-robos and ceiling fans, the master with air conditioning and dual access to the main bathroom which features a separate bath and shower. From the dining area you are welcomed into a peaceful East facing backyard with inviting pergola covered patio to enjoy the breezes and outdoor entertaining all year around. Its LOCATION is perfect not only to enjoy easy living with public transport outside the gates, walking to ALDI supermarket and all amenities. Close to Gold Coast Hospital and Griffith University and just a short 15 min stroll to the magnificent Broadwater. Secure your property NOW in one of the fastest growing suburbs on the Gold Coast, Labrador, and watch your asset grow. Complete with a single garage with internal access, laundry and separate powder room downstairs. The property features: \* 3 large bedrooms upstairs all with built-in-robos and ceiling fans \* 1 full bathroom upstairs, two way access from Master with separate toilet \* Tiled open plan lounge/dining room with access to private yard \* Renovated kitchen overlooking the backyard with dishwasher and ample storage \* Separate laundry with powder room downstairs (2 toilets) \* 2 split system air conditioners, one in living and one in master bedroom \* Rear fenced low maintenance yard with undercover patio area and shed \* Single lock up garage + uncovered space for an extra car Amenities include: \* Gated complex \* Intercom \* 2 x swimming pools \* Tennis court \* BBQ facilities The Numbers: \* Body Corporate: \$62 per week \* Council Rates: Approx. \$2,400 per annum \* Water Rates: Approx. \$1,600 per annum \* Currently tenanted until 15 July 2024 with a rental return of \$630 per week Call Ana Tulloch on 0439 343 432 for further information and secure your viewing. 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.