

**7/33 Government Road, Labrador, Qld 4215**



**Townhouse For Sale**

Thursday, 4 July 2024

7/33 Government Road, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Bob Rollington

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**\$699,000+**

Only 11 townhouses on the block! This brick townhouse boasts 3 bedrooms, 1 bathroom, and a single-car garage, perfectly designed for comfortable living. Well-presented with tiles plus carpet flooring and a tidy kitchen, it's a great investment for an astute investor or comfortable for first home buyer. The expansive open-plan living area is ideal for hosting gatherings, seamlessly flowing to a private outdoor entertaining space for BBQs and relaxation. The meticulously maintained garden offers a serene retreat. With three bedrooms including built-in robes and ceiling fans, there's ample space for family or guests. The bathroom showcases good fixtures, plus downstairs toilet. Convenience is paramount with spacious living and a separate laundry. Located moments from shopping centres, schools, parks, and public transport, this townhouse offers both comfort and accessibility. Features include:

- 3 bedrooms with built-in robes and ceiling fans (master with two-way bathroom access)
- Main bathroom plus additional downstairs toilet
- Open lounge/dining area
- Well-presented kitchen with ample storage
- Separate laundry
- Covered outdoor entertaining
- Single-car garage with extra space

Body corporate \$845 per QTR\* • Water \$370 per QTR\* About the Area:

- Close proximity to ALDI, Labrador Park, and Biggera Waters Metro Markets
- Short drive to Australia Fair and Harbour Town shopping centres
- Nearby high and primary schools
- 15 minutes to Southport CBD and 10 minutes to M1 to Brisbane

Properties of this quality are rare - don't miss your chance to inspect! Contact Bob Rollington on 0411 427 311. \*Approximately.