

10/33 Government Rd, Labrador, QLD, 4215



Villa For Sale

Friday, 16 August 2024

10/33 Government Rd, Labrador, QLD, 4215

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa

Stylish Three Bedroom Townhouse

VILLA 7 JUST SOLD!

VILLA 10 JUST BECOME AVAILABLE!

Presentation plus! Perfect to live in or a great investment. This immaculate townhouse boasts 3 bedrooms, 1 bathroom, and a single-car garage, perfectly designed for comfortable living. Well-presented with engineered floorboard plus carpet flooring and a immaculate kitchen, it's a great investment for an astute investor or comfortable for first home buyer.

The large 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 and with only 11 Townhouses with ample onsite car parking.

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.

Private and quiet with manicured gardens & lawns. Convenience is paramount located moments from shopping centres, schools, parks, and public transport, this townhouse offers both comfort and accessibility.

Features include:

- ☑ Small boutique block of prestige Villas
- ☑ One neighbour only - more like a Duplex
- ☑ Large rear courtyard
- ☑ 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
- ☑ 6.6kw Solar system
- ☑ 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.