2/23 MORINDA WAY, LABRADOR, QLD, 4215









SOLD

3 BEDROOM DUPLEX FOR SALE !! CONTACT JANINE TO ARRANGE YOUR INSPECTION

Be quick to secure this "move-in" ready duplex on separate title located in the heart of Labrador and within walking distance to public transport, Gold Coast University Hospital, Griffith University, shopping, entertainment, sporting precincts and more.

WHAT'S TO LIKE ?
- 3 bedrooms - Bedroom 3/study/rumpus is a council approved garage conversion with large window
- Built in robes in 2 bedrooms
- Ducted AC throughout and ceiling fans
- Roof insulation
- Stainless steel appliances including dishwasher
- Fully fenced rear yard with room for a pool
- Paved and private outdoor entertainment area
- Large garden shed
- Large carport with easy access plus room to park a caravan, boat, trailer or second car
- Timber look flooring through kitchen, dining and living. Carpeted bedrooms
- Rendered modern façade
- Termite barriers in place
- Council Rates - $2,000 per year (approximately)
- Water Rates - $1,500 per year (approximately)

3 BED | 1 BATH | 2 CAR

PRICE:
$582,000

OPEN FOR INSPECTION:
N/A



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23 Morinda Way, **Labrador**

3 Bedrooms I 2 Bathrooms I 1 Car Accommodation
Internal: 85 m2 External: 76m2 Total 161m2



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GOLDCOAST PHOTOGRAPHY

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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