

# FOR SALE

## UNDER CONTRACT

### CHARACTER, CHARM AND OPPORTUNITY

A stylish renovation is just the start of what this central Labrador property has to offer. Only a short drive from the Broadwater and the Chirn Park cafe precinct, and close to Griffith University and the Gold Coast University Hospital this property is ideally located to ensure great capital growth.

Fully fenced with plenty of yard space for kids and pets to play, this three bedroom home features timber floorboards throughout. Fully renovated in a contemporary industrial style, this immaculate home is ready to move into right away, or keep as a solid investment with current tenants paying \$500 per week.

Stone benchtops in the kitchen, contemporary bathroom renovation, air-conditioned living, ceiling fans throughout, and an undercover outdoor entertaining area are just some of the great features this property has to offer.

### Property features include:

- Front deck
- Timber floorboards
- Air conditioned living area
- On trend modern kitchen with stone bench tops
- Beautifully renovated bathroom
- 3 Bedrooms – all with ceiling fans and robes
- Security screens throughout
- Large undercover patio area overlooking back garden
- Single carport with secure gated parking for additional vehicles
- Large fully fenced yard
- Land Size 508m2\*
- Currently tenanted at \$500 per week

\*approximately

3 BED | 1 BATH | 1 CAR

PRICE:  
BUYER ENQUIRY ABOVE \$485,000

OPEN FOR INSPECTION:  
N/A



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114 Whiting Street  
**LABRADOR**  
Block Size 508m<sup>2</sup>

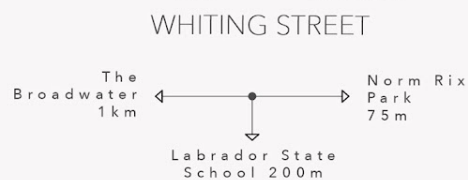
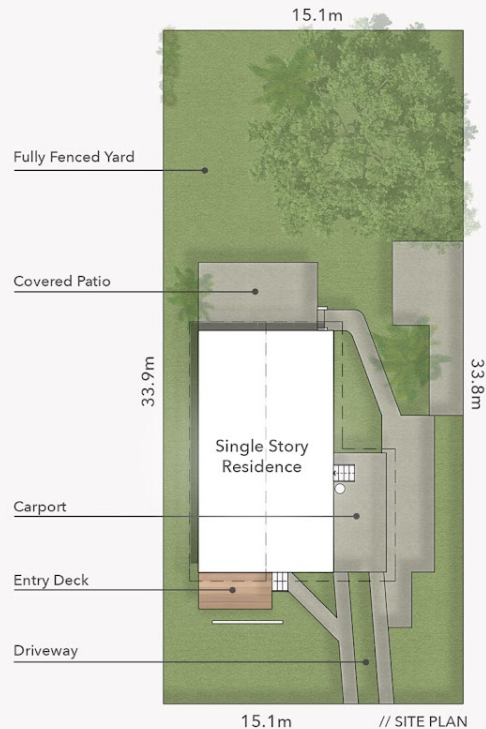
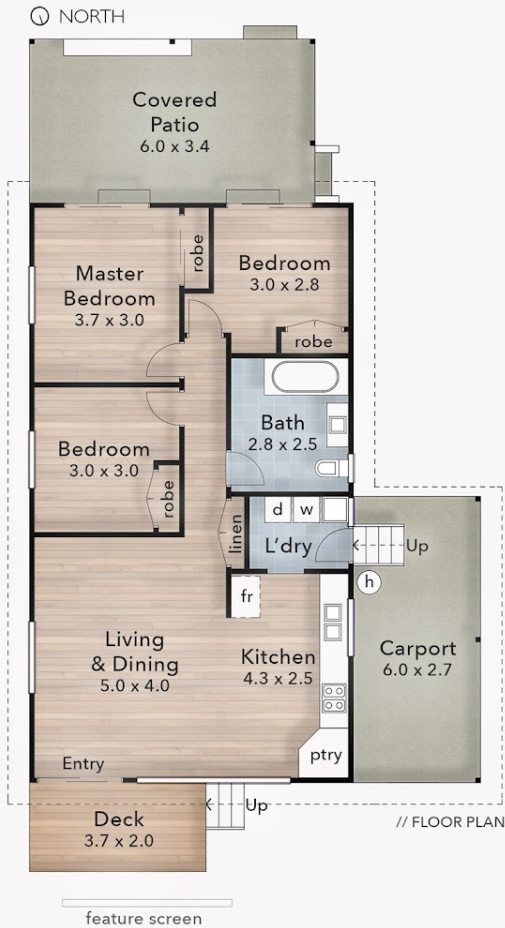
- 3 Bed
- 1 Bath
- 1 Car

**FLOOR AREA SIZES**

Internal 82m<sup>2</sup>  
Patio & Deck 27m<sup>2</sup>  
Carport 16m<sup>2</sup>  
Total 125m<sup>2</sup> or 13 Squares

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**puredesign** CONCEPTS **PLANS FOR PURPOSE**



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.