



SOLD

* RECORD SALE PRICE FOR THE COMPLEX * ANDREW COLLEY PROPERTIES 0488 217 803

* SELLING IN LABRADOR CONTACT THE AGENT WITH 35 YEARS EXPERIENCE -
ANDREW COLLEY 0488 217 803

A highly attractive 3-bedroom single level DETACHED villa, located in a whisper quiet private and secluded complex of just 9 houses, and affording open plan living that extends to a sunny timber-decked rear courtyard garden. The Body Corporate is a very reasonable \$62.27 per week and they keep this complex beautifully maintained.

Just perfect perfect for your investment portfolio, so you can set and forget with a blue chip tenant hopeful to remain for years to come, who presents the home exceptionally well.

Featuring:

- Master bedroom with ensuite and built-in robe
- Two other bedrooms with built-in robes
- Second bathroom has bath and shower with a separate second toilet
- 3 x Split A/C systems in living and 2 bedrooms
- Low maintenance landscaping and gardening
- Single garage with internal access and an extra car park in front of the property
- Cost effective with solar hot water system
- Low body corporate at \$62.27/week approx. Sinking fund \$20,000 body corporate disclosure available to inspect.

Nearby:

- 550 metres to closest pre school
- 800 metres to Aldi supermarket and shops
- 1.1 Kilometers to Labrador State School
- 1.3 Kilometers to the Broadwater via Central Street
- 2.1 Kilometers to Southport State High School
- 3.1 Kilometers to Gold Coast University & Hospital
- 3.1 Kilometers to Harbour town Shopping Centre

3 BED | 2 BATH | 2 CAR

PRICE:
\$600,000

OPEN FOR INSPECTION:
N/A



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ANDREW COLLEY
PROPERTIES



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.

4/13 Schneider Avenue, Labrador

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