



SOLD

**HUGE POTENTIAL! UNIQUE OPPORTUNITY!
AMAZING LOCATION!**

Expressions of Interest will be presented to the owner as they are received and, an offer can be accepted by the Seller before the close date. Make an Offer.

Immaculate original presentation, on just over 300m2 of land, this low set solid 2 bedroom Duplex has so much potential! Just move in or renovate! The space under the roof is all there to create a 3rd ensuite bedroom in the garage.

Ideal for a young family with the Labrador State School at the end of the street, a huge park on the other side of the block and located in a quiet Cul de Sac. The serene calm beaches of the Broadwater is just over 3 blocks away and Harbour Town Shopping and Eateries within 5 mins.

No Body Corporate levies, only shared strata insurance of app \$20 per week

- Bright and spacious air conditioned open plan lounge, dining and kitchen
- Spacious and private under cover area in the back yard app 9.8 x 2.6 metres
- Two spacious bedrooms with built in robes
- Ceiling fans in both bedrooms
- Separate laundry and seperate toilet
- Original bathroom with a bathtub
- Huge yard at the front which could be fenced
- 2 secure garden sheds in the back yard, one with power
- Colorbond fencing
- Single lock up garage with auto remote, can ideally be converted into an ensuite master

Property Information: Council Rates: App \$1040 per 6 months • Land size for both duplexes is 608m2 • Built app 1989 • Roof recently refurbished and new hot water system • Common Insurance \$1036.31 per duplex app \$20 per week . Rental potential: As is app \$550 - \$580 per week

The Location: Only minutes from the Gold Coast Hospital, Griffith University and 5 minutes to Southport CBD & Australia Fair

The excitement of Surfers Paradise is only a short drive. Perfectly positioned to several shopping centres including Harbour Town shopping Precinct and Eateries and major arterial roads including Smith Street Motorway and quick access to Brisbane via the M1.

2 BED | 1 BATH | 1 CAR

PRICE:
\$571,000

OPEN FOR INSPECTION:
N/A



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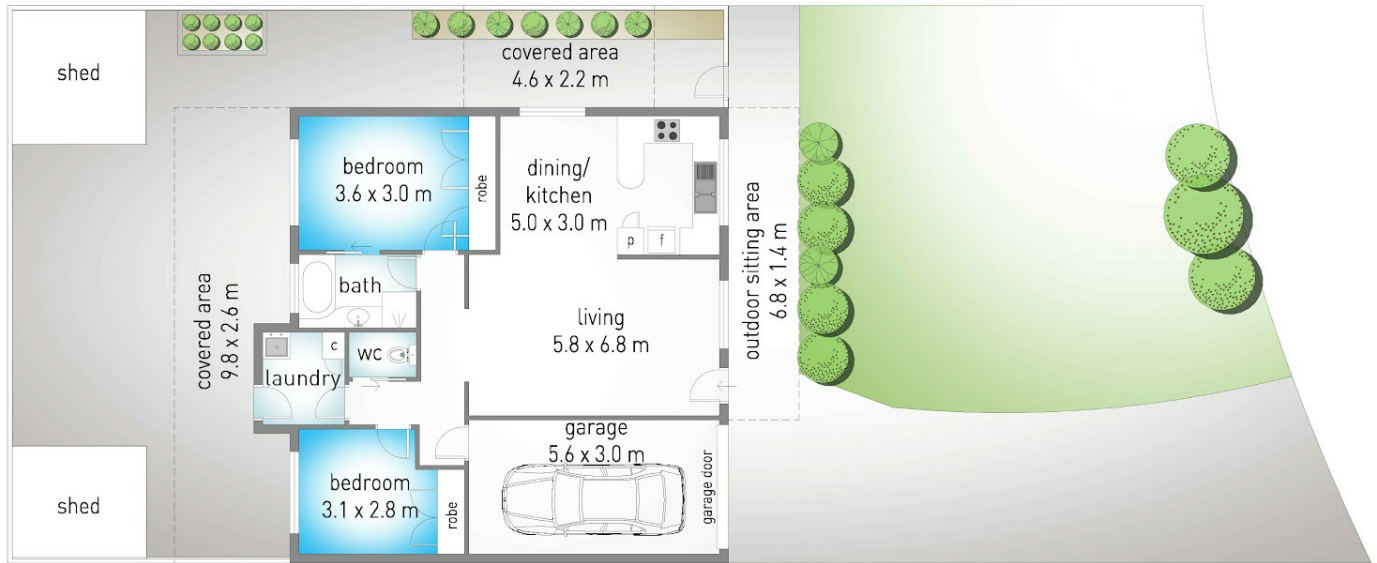
<https://www.audreygoetzproperties.com>

2/3 Burwood Court, Labrador



internal: 102 m² | external: 43 m² | total: 145 m²

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Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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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