



SOLD

IMMACULATE DUPLEX UNIT IN QUIET CUL-DE-SAC

Nestled in a quiet cul-de-sac in a highly regarded and tightly held area of Labrador, is this contemporary Brick & Tile duplex Unit that deserves your serious consideration. This surprisingly spacious and light infused Duplex extends a warm and embracing welcome as you step inside reflecting the love and care it's been shown throughout its life.

Beautifully maintained by its Owner, this classic property is "move in ready" for either the owner/occupier or alternatively it is an ideal addition to any investment portfolio. From an Investment perspective, the yearly Yield in the current market is estimated to be 5.5% to 6.1%.

Its location is superb & highly sought after with Parklands within strolling distance, it is but a short drive to Harbour Town Shopping Centre, the Gold Coast Hospital & Griffith University. Local Shops including Aldi, Primary Schools and Day-Care Centres are also very close and there is ready access to public transport.

A Summary of its Many Redeeming Features include:

- *Ground Level Private Residence: Internal Floor Area – 121m²
- *3 Generous Carpeted Bedrooms; 2 & 3 have Built in Robes.
- *Master Bedroom with Ensuite & Walk in Robe
- *Large Tiled Open Plan Lounge & Dining Room
- *Kitchen boasts 2 Draw Dishwasher, Breakfast Bar Bench & Separate Pantry.
- *Main Bathroom with Bath, Separate Shower plus separate Toilet
- *Large Internal laundry with Copious Bench Space
- *Undercover Front Patio access from Living Room
- *Reverse cycle Air conditioners in Living Area & Master Bedroom
- *Ceiling Fans Throughout; Fan/Light Combos in Bedrooms 2 & 3
- *Quality Blinds & Curtains on all Windows
- *Security Screens on All Doors & Windows
- *Skylights in Living Area & Main Bathroom
- *Double Auto Lock up Garage.
- *Off Street Parking

3 BED | 2 BATH | 2 CAR

PRICE:
\$760,000

OPEN FOR INSPECTION:
N/A



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1 / 3 Souzy's Court, **LABRADOR**

Int : 121m²
Ext : 53m²
Total : 174m²

3 | 2 | 2 |

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties 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.