



**SOLD**

## CONVENIENT LOW MAINTENANCE LIVING WITH OVERSIZED COURTYARD AND IDEAL LOCATION

Looking for a comfortable and low-maintenance lifestyle? Look no further than this fantastic two-bedroom, one-bathroom villa located in the sought-after suburb of Labrador. Inside, the kitchen offers plenty of bench and cupboard space, making meal preparation a breeze.

The central lounge and dining rooms flow seamlessly from the front to the back of the unit, providing ample space for relaxation or family dinners. Both bedrooms are generously sized and feature built-in wardrobes, ensuring plenty of storage space. The villa is impeccably maintained, with a neat and tidy appearance throughout.

This end villa is equipped with the latest solar technology, boasting 18 solar panels that provide an abundant source of clean energy. With these solar panels, you'll never have to worry about paying another electricity bill again. It has an oversized courtyard and covered entertaining area, perfect for hosting friends and family.

Located in a highly convenient location, with excellent public transportation options nearby, just a short walk from Harbour Town shopping centre and a quick drive to Southport, Gold Coast University Hospital, Griffith University, and the Broadwater, you'll have everything you need right at your fingertips. Don't miss out on the opportunity to experience convenient, low-maintenance living in this beautiful villa. Contact us today to arrange an inspection.

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$452,500**

**OPEN FOR INSPECTION:**  
**N/A**



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Approx internal Area 90m<sup>2</sup>

Whilst Media Abode has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

Aug 22 1 Olsen Avenue, Labrador



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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