1/8 CLOVELLY PLACE, LABRADOR, QLD, 4215









SOLD

NEAT, CLEAN DUPLEX IN QUIET CUL-DE-SAC IN LABRADOR QLD FOR SALE JANINE-0419534436

Enjoy a low maintenance lifestyle with this neat duplex located in a quiet cul-de-sac in the highly sought suburb of Labrador . Located just a short stroll to shops including Aldi, Labrador Park Coles, Pharmacy, Medical and more, parks and public transport.
With new Air conditioner in living, new ceiling fans in bedrooms and living, kitchen with dishwasher and plenty of cupboard space, single lock-up garage as well as carport and much more, you can live a comfortable and convenient lifestyle all year round. Covered entertaining Deck to wind down and relax or have a BBQ as well as room to park a boat or small caravan off street. Be quick!
Currently tenanted until February 2025 with excellent tenant's.

Features:
- 2 bedrooms with built-in wardrobes
-New AC in living and new ceiling fans in bedrooms and living
- Secure Lock Up Garage Plus Under Cover Carport plus 2 extra parking off street
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- Extra Loft storage with step-ladder
- Solar power
- Covered Outdoor entertaining area
- Fully fenced secure yard for pets and kids
- New shower screen, 2 toilets
- 67M2iInternal, 82M2 external
- No Body Corporate or Strata fees-shared building insurance only
- Rental Appraisal at $600-$650 per week

LOCATION:
- 500m to Nick Pavlis Park
- 650m to Public Transport
- 1.1 Km or 3 minutes Drive to Labrador Park Shops Coles
- 3.3 Km Harbourtown Shopping Centre
- 3.4 Km Gold Coast Hospital and Griffith University

Gold Coast City Council Rates: $1,900 p.a. approximately

2 BED | 1 BATH | 2 CAR

PRICE:
$680,000

OPEN FOR INSPECTION:
N/A



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1/8 CLOVELLY PL, LABRADOR

Bed 2 Bath 1 Car 1

INTERNAL 67m² | EXTERNAL 82m² | TOTAL 149m²

@realty

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Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.pinsentmortar.com.au

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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