



FOR SALE

READY FOR A MAKEOVER - SINGLE LEVEL VILLA

Great opportunity for an astute buyer to secure a home at the entry end of the market. This well designed single level villa is just waiting for your creative flair. Generously proportioned open plan lounge, dining and kitchen is enhanced by vaulted ceilings offering lots of light from high glass feature windows/panels.

2 built in bedrooms, main with access to 2 way bathroom/laundry combination.

Fully tiled flooring throughout for easy care. Fenced front and rear courtyards. Private secure gated access from the back courtyard to one of the swimming pools.

Check List:

2 bedrooms, both with built-in wardrobes

2 way bathroom with bath and separate shower/laundry combination

Separate Toilet

Open plan living, dining and kitchen

Fully tiled flooring throughout

Front and back courtyards

Carport and space for 2nd car

Complex of 36 villas/townhouses with 2 shared swimming pools

Visitor car parking directly opposite villa

Body Corporate fees approx. \$130pw gross (\$104 pw net)

Located off Olsen Avenue with entry to complex via Little Usher Avenue, close proximity to Central Street shops, Harbour Town, Mater Private and Gold Coast University Hospitals, Griffith University and Public Transport.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$650,000

OPEN FOR INSPECTION:

Oct 3 at 11:00am - 11:45am

Oct 4 at 11:00am - 11:45am

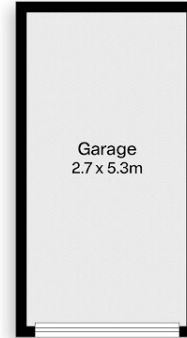
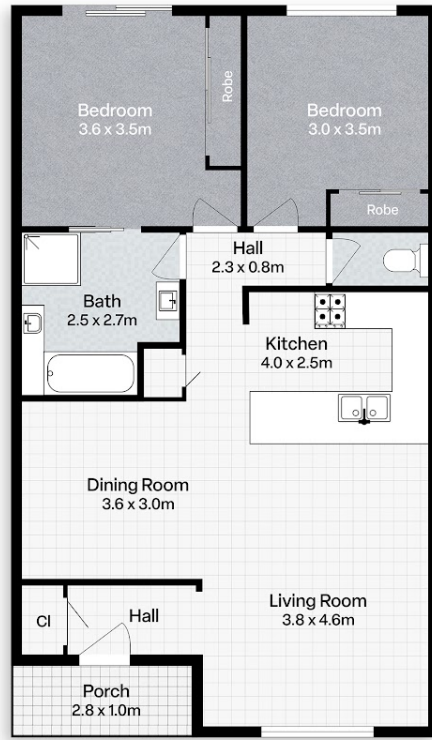


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35/81 OLSEN AVE, LABRADOR

Bed 2 Bath 1 Car 1

INTERNAL 70m² | EXTERNAL 21m² | TOTAL 91m²

@realty

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