65/21 USHER AVENUE, LABRADOR, QLD, 4215









FOR SALE

COASTAL VILLA LIVING IN LABRADOR'S PRIME LOCATION CALL JANINE 0419534436

Nestled in one of the Gold Coast's most sought-after waterside locations, this charming 2-bedroom villa at 65/21 Usher Avenue offers the perfect blend of coastal convenience and resort-style living. With the pristine Gold Coast Broadwater a short walk away, Labrador provides an enviable lifestyle where fishing, water sports, and scenic walks are right at your doorstep.

Step inside this well-appointed villa and discover a thoughtfully designed layout featuring two spacious bedrooms complete with built-in wardrobes, split system air conditioning and ceiling fans. The single recently renovated bathroom bathroom features 2 way entries, gold tapware and a bath. The modern kitchen comes equipped with a dishwasher, making meal preparation and cleanup a breeze, a water filtration system and plenty of cupboard space. Broadband internet and pay TV access ensure you stay connected to what matters most.

This exceptional property boasts an impressive array of resort-style amenities that truly set it apart:

* In-ground swimming pool perfect for year-round enjoyment
* Tennis court for the active lifestyle enthusiast
* Outdoor entertainment area ideal for hosting gatherings
* Secure parking with both garage and visitor spaces available
* Intercom system for added security
* New LED lighting throughout living
* Split system AC in bedrooms and living plus ceiling fans
* 6.6kw solar system
* Motion sensor lighting front and rear
* New guttering and restored rooves of villa and garage
* Outdoor power points
* NBN connected
* Recently restored fence creating privacy
* Aldi across the road
* Walk to Gold Coast University Hospital
* Available to be purchased partly furnished if required
* Low body corporate of approximately $80 per week

2 BED | 1 BATH | 2 CAR

PRICE:
Offers over $780,000

OPEN FOR INSPECTION:
Nov 7 at 10:00am - 10:30am



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65/21 USHER AVE, LABRADOR

Bed 2 Bath 1 Car 1

INTERNAL 75m² | EXTERNAL 32m² | TOTAL 107m²

@realty

Janine Redwood 0419 534 436

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.picsandmortar.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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