

## Labrador, 2/295 Government Road

### Low-Maintenance Living with front and backyard

This low-maintenance 2-bedroom residence is the perfect blend of comfort, privacy and practicality. Boasting a smart open-plan design, built-in wardrobes, and a private yard with shed, it's ideal for those seeking an easy-care lifestyle just minutes from the Broadwater, local shops, and key transport links.

#### Key Features

- \*Two spacious bedrooms with built-in wardrobes and ceiling fans
- \*Bright open-plan living and dining area with good natural light
- \*Practical kitchen with generous bench space and storage
- \*Private outdoor courtyard —perfect for relaxing or entertaining
- \*Neat and functional bathroom with full-sized shower
- \*Brand new carpets
- \*Single lock up garage with remote access. Internal access to inside the home
- \*Double gates with access to the yard, perfect if you need to store a jet ski, boat or trailer.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$680.00 per week

**View**  
By Appointment

**Contact**  
**Ben Kopittke**  
0404 307 725  
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**LJ Hooker Southport**  
**(07) 5591 5222**

\*NOTE: The air conditioner in the photos does not work and is not an inclusion of the property.

#### Location Highlights

- \*Just minutes to Harbour Town Premium Outlets, Aldi, and Chirn Park village
- \*Easy access to the Broadwater, walking paths and family-friendly parks
- \*Close to Gold Coast University Hospital and Griffith University
- \*Serviced by public transport routes connecting to Southport and Surfers Paradise
- \*In the catchment for Labrador State School and Southport State High School
- \*Approx. 10 minutes to Surfers Paradise and major beaches

Inspection times are subject to change, so please ensure that you book into the inspection to receive SMS and email alerts about any changes.

#### Tenants Frequently Asked Questions:

Do I have to pay for the water supplied to this property? Yes

Do I have to maintain the lawn and garden? Yes

Is the property furnished or unfurnished? Unfurnished

What is the initial lease term length offered? To be confirmed upon application

Disclaimer: While every effort has been made to ensure the accuracy and reliability of the information provided, we make no representations or warranties, express or implied, as to its completeness or correctness. We accept no responsibility and disclaim all liability for any errors, omissions, or inaccuracies. Prospective parties should conduct their own investigations to verify the information before making any decisions.

## More About this Property

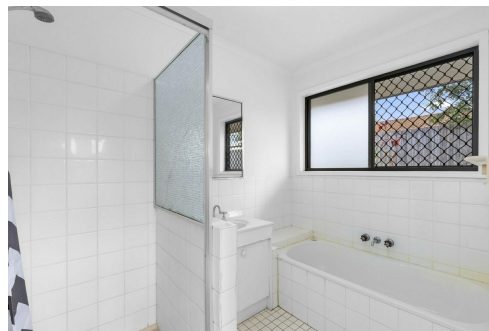
<b>Property ID</b>	1048F4K
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Toilets (1)

#### Ben Kopittke 0404 307 725

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#### LJ Hooker Southport (07) 5591 5222

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