



Labrador, 11 Nevenia Street

Charming Family Cottage in a Prime Labrador Location

Nestled in a highly sought-after neighborhood, this charming family cottage at 11 Nevenia Street, Labrador has been a cherished part of the local village precinct since 1960. Situated on a generous block, this home offers space, character, and a fantastic lifestyle close to everything you need.

Home Features:

- * Light-filled interiors with solid timber flooring
- * Three spacious bedrooms
- * Well-appointed bathroom with a separate toilet
- * Open-plan kitchen and living area
- * Security screen windows & front door for added peace of mind
- * Split-system air conditioning for year-round comfort
- * Covered rear patio overlooking a large grassed area



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.

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For Lease
Please Call

View
ljhooker.com.au/2NQUF3E

Contact
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Rebecca McAdam
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LJ Hooker Broadwater
(07) 5537 1311

- * In-ground saltwater pool (fully fenced)
- * Multi-purpose studio bungalow with a shower and toilet, perfect as a guest retreat or home office
- * Separate laundry
- * Large single covered carport with backyard access
- * Side access (single gate)
- * Quiet street, opposite a park
- * Pool maintenance included
- * Tenant to pay water usage & pool chemicals
- * Photos are a representation only!

Prime Location:

Enjoy the best of the Gold Coast lifestyle with Broadwater's sandy beaches, scenic walkways, and vibrant dining spots just moments away. You'll also be within easy reach of:

- ? Harbour Town Premium Outlets for world-class shopping
- ? Top-rated primary and secondary schools (state and private)
- ? Sporting facilities, golf courses, and family attractions
- ? Southport CBD, Gold Coast University Hospital & Griffith University
- ? Chirn Park precinct with trendy cafés and boutique shops
- ? Easy access to the M1 Motorway, connecting you to Brisbane and the Tweed Coast

This is a rare opportunity to secure a home with character, space, and an unbeatable location. Enquire today!

Go directly to www.ljhooker.com.au/broadwater to book your inspection or register to join an existing inspection. You can choose a day and time that suits you. PLEASE NOTE if you do not register online, we cannot notify you of any time changes or cancellations to inspections. If the times available do not suit, please select "Times Not Suitable" and complete the details.

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More About this Property

Property ID	2NQUF3E
Property Type	House
Land Area	660 sqm
Including	Toilets (2)

Cherie Lansky 0404 480 407

Property Investment Manager | pm1@ljhbroadwater.com.au

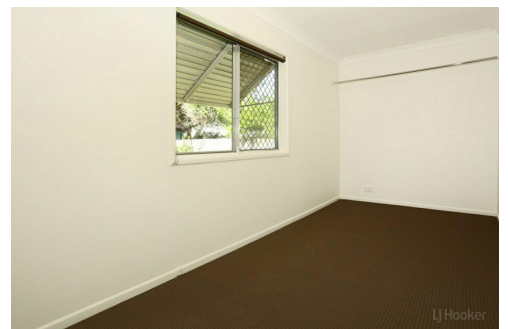
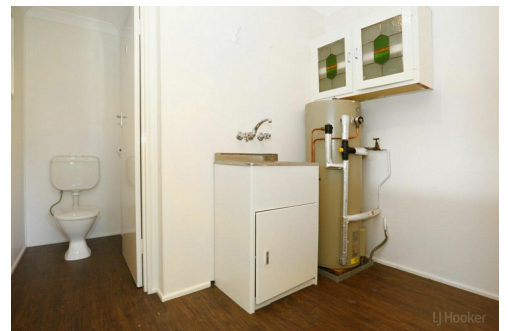
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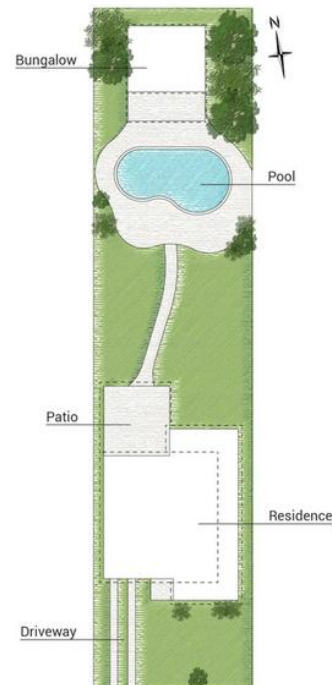
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11 Nevenia Street, Labrador

Internal: 127m² | External: 43m² | Garage: 28m² | Total: 198m²
Land Size: 660m²

Plans shown are only indicative of layout. Dimensions are approximate.

Chris Ryan
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