

Labrador, 1/20 Elm Court

Duplex Labrador

2 1 0

For Sale

Buyers Above \$650,000

View

ljhooker.com.au/358VGMK

A spacious free-standing duplex, which is not in a body corporate with potential to add value.

Situated in a wonderful position at the end of a quiet cul de sac just a 5 minute drive or a mainly flat 24 minute walk (re goggle maps) to the Gold Coast University Hospital or just a 30 minute stroll to Griffith University.

An update would add value but there is a huge, fenced yard, open plan living, flowing out to a private patio. Ideal for a first home buyer looking to do some renovations.

Features include:

- *Front duplex of the pair
- *No body corporate fees, joint insurance policy only
- *Tiled open plan living with patio door front and back

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- *Lock up garage converted to rumpus room and a separate laundry
- *Spacious light, bright kitchen with dishwasher and adjacent meals area
- *Patio doors flow to large, paved patio
- *Colourbond fenced large front yard with enough room to possibly add extra parking facilities
- *Main bedroom has his & her robes with built in shelving
- *Second bedroom has a robe also with built in shelving
- *Big open plan bathroom with vanity, large shower and toilet
- *Security screens for peace of mind, solar hart and 12 solar power panels will help keep the bills down
- *Shared driveway with parking space
- *Southport Sharks sports & leisure complex is just a 15 minute walk (re goggle maps)
- *Harbour Town Shopping Centre is only a 7 minute drive
- *Sold as vacant procession, with an estimated rent return of \$620 - \$650.00 per week
- *GCC Council rates, approx. \$865.84 for 6 months
- *Separate water meter, last bill \$360.67 for 3 months

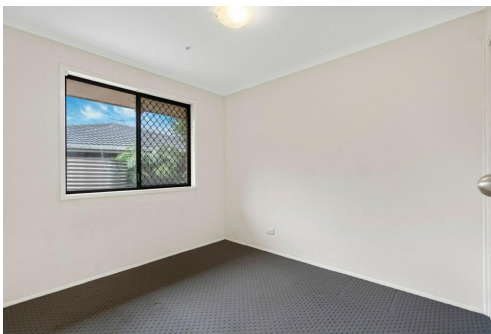
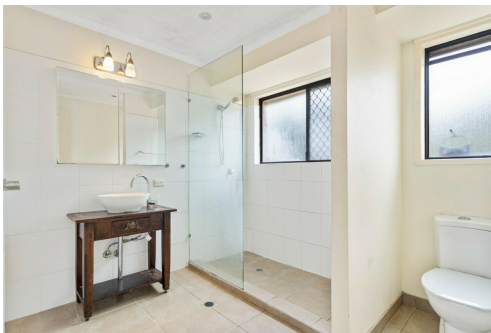
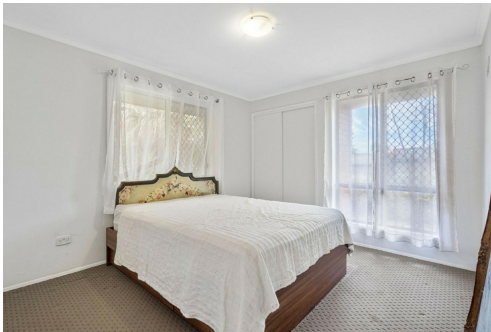
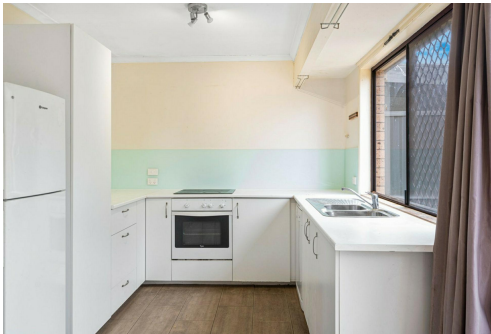
This is a great opportunity for someone looking for a property which is not in a body corporate or complex in a sought after location with the opportunity to add value. Be sure to attend the open homes this week as it won't last long.

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More About this Property

Property ID	358VGMK
Property Type	DuplexSemi-detached

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099
8 Discovery Drive, HELENSVALE QLD 4212
pacificpines-helensvale.ljhooker.com.au | admin@ljhteam.com.au



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1/20 Elm Court LABRADOR

2 | 1 | 88m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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