



2/10 Melanie Place, Labrador

SOLID LABRADOR DUPLEX - BIG BLOCK, BIGGER OPPORTUNITY

Set in a peaceful cul-de-sac in the heart of Labrador, this neat and tidy two-bedroom duplex presents an outstanding opportunity for first home buyers, owner-occupiers, and investors alike. Offering an affordable entry into a central location, the home delivers comfortable, low maintenance living today with exciting scope to personalise, modernise, and add value over time. Conveniently positioned just moments from shops, schools, public transport, and key lifestyle amenities, this is a smart starting point in a tightly held suburb!

Inside, the well-designed layout features two generous bedrooms with built-in wardrobes and a light-filled open-plan living and dining area, providing a welcoming space that can easily be refreshed to suit modern tastes. The kitchen, complete with an electric cooktop and oven, offers an excellent opportunity for a cosmetic upgrade, while the separate toilet adds to the home's practical appeal. The spacious bathroom includes both a shower and bathtub, ideal for young families, couples, or shared living. Security screens throughout and a single lock-up garage enhance everyday comfort and peace of mind.

2 🏠 1 🚿 1 🚗

FOR SALE
Expressions of Interest

AGENTS
Luke Peters
0414 288 947
luke@ljhookersgc.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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.

 **LJ Hooker**

The expansive land component is a standout feature and adds immense appeal for first home buyers seeking space and future flexibility. The unusually large yard provides a rare opportunity to create your own outdoor retreat, whether that's landscaped gardens, an entertaining area, or room for pets and children to play. There is also excellent potential to further improve or extend the home over time, allowing buyers to grow into the property while building equity.

For investors, the property offers strong rental appeal underpinned by consistent demand in central Labrador, with clear opportunities to increase returns through strategic upgrades. First home buyers will appreciate the chance to secure a well-located home with solid foundations, manageable upkeep, and the ability to add value at their own pace.

With great bones, generous land, and outstanding potential in a sought-after location, this duplex represents a smart and achievable entry into the property market with rewarding upside for the future. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Rental Appraisal: \$650 p/w - \$700 p/w

- + Neat & tidy 2-bedroom duplex in a peaceful Labrador cul-de-sac
- + Perfect entry for first home buyers or a smart investment opportunity
- + Affordable, low maintenance living with scope to personalise & modernise
- + Light-filled open-plan living and dining area for functional, comfortable living
- + Kitchen with electric cooktop & oven
- + Two spacious bedrooms with built-in wardrobes
- + Separate toilet for convenience
- + Security screens throughout & single lock-up garage
- + Expansive yard, perfect for landscaping, entertaining, kids & pets
- + End-of-cul-de-sac position provides privacy & peaceful outdoor space
- + Tremendous potential to add value
- + Strong rental appeal and growth potential in central Labrador
- + Walk to shops, schools, public transport & lifestyle amenities

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID 1VX3F47
Property Type DuplexSemi-detached
Land Area 272 m2
Including Air Conditioning
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Liveability

Luke Peters 0414 288 947

Sales & Marketing Specialist | luke@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221

southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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.

2/10 Melanie Place
Labrador

-  2
-  1
-  1

Internal: 87m²
Covered External: 10m²
Total Floor Area: 97m²
Total Land Area: 272m²

felt
IMAGERY

This plan is for illustrative purposes only.
Any information provided should not be relied upon solely.
www.feltimagery.com.au

LJ Hooker

