



## Labrador, 2/11 Morinda Way

BEAUTIFULLY RENOVATED | NO BODY CORP FEES |  
HUGE ENTERTAINING AREA | DOUBLE SIDE ACCESS!

The owners have thoughtfully renovated this property and it shows. You'll be blown away at how immaculate this home is along with the great amount of both indoor and outdoor space that's on offer. Entertain all year round under the massive outdoor patio or relax indoors and enjoy everything this turn-key home represents!

The property:

- \* Fully renovated kitchen with ample bench space, an abundance of storage, breakfast bar, dishwasher & stainless-steel appliances
- \* Spacious tiled open plan living area with newly updated ceiling fans
- \* Dining that flows seamlessly onto the extra large undercover entertaining space with outdoor bar - perfect for all year round outdoor comfort
- \* Backing onto a peaceful reserve offering the ultimate privacy
- \* King size bedroom with ceiling fan, B/I/R and new reverse cycle a/c



**For Sale**  
JUST LISTED!

**View**  
By Appointment

**Contact**  
**Siarne Loeve**  
0422 609 353  
siarne@ljhteam.com.au

# LJ Hooker

**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.

**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

- \* Double sized bedroom 2 with ceiling fans & B/I/R
- \* Modern bathroom with rain shower, bath & separate toilet
- \* Double gated side access with room for a large caravan (with power for added convenience) boats, trailers - all the boys toys!
- \* Fully fenced yard
- \* Plenty of room for children and pets to play safely
- \* Single lock up garage with additional built in storage
- \* Separate beautifully updated laundry with plenty of added storage
- \* Garden shed plus water tank
- \* Security screens throughout
- \* Compliant smoke alarms
- \* A well thought out functional floor plan, wide street, quiet neighbourhood
- \* Easily accommodate multiple vehicles off street plus ample street parking
- \* No body corporate fees!
- \* No easement on property —plans for a pool, no problems!
- \* 3kw solar system with updated inverter
- \* Upgraded LED lighting throughout
- \* Newly replaced fans throughout
- \* GCCC Rates \$1023 6 monthly
- \* Water \$403 last quarter (with separate water meters)

Location:

- \* 4 minutes drive to Gold Coast Uni Hospital
- \* 5 minutes drive to Griffith Uni
- \* 5 minutes to Harbortown
- \* Easy access to M1
- \* Bus stop within walking distance
- \* 15 Minute walk to tram stop
- \* 5 minute drive to the Gold Coast's glistening Broadwater
- \* Close to Ian Dipple Lagoon, walking tracks, playgrounds and dog parks
- \* 10 minutes to Surfers Paradise beaches
- \* Solid local amenities, cafes & great schools all within reach
- \* 45 minutes to Brisbane CBD
- \* 35 minutes to Gold Coast Airport

This property offers more than meets the eye and must be seen! Contact Siarne Loeve today to discuss your viewing options!

\*Please note some images may not be current and may include digitally staged items

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## More About this Property

Property ID 35KSGMK  
Property Type DuplexSemi-detached

**Siarne Loeve 0422 609 353**  
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