



## Labrador, 2/16 Jannie Court

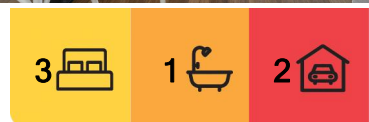
Quiet, Convenient, and Low-Maintenance Living!

This tidy, single-level duplex offers an exceptional opportunity for first home buyers, downsizers, or investors seeking a well-positioned property in a sought-after coastal suburb.

Comfortable and Practical Layout:

The home features three well-proportioned bedrooms, each with built-in wardrobes and ceiling fans. The modern kitchen offers quality appliances, ample storage, and a functional layout, while the fully fenced yard provides a perfect space for outdoor entertaining or relaxation.

A separate laundry area enhances practicality, and air conditioning in the main living area ensures year-round comfort. The bathroom presents a blank canvas, ready for your personal finishing touches.



**For Sale**  
Offers Over \$699,000

**View**  
[ljhooker.com.au/5GVYF41](https://ljhooker.com.au/5GVYF41)

**Contact**  
**Maxwell Hooper**  
0401 373 369  
[mhooper@ljhgc.com.au](mailto:mhooper@ljhgc.com.au)



**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 Nerang**  
(07) 5581 4422

Property Features:

- \*3 bedrooms with ceiling fans
- \*Air-conditioned living/dining area
- \*Modern, well-equipped kitchen
- \*Bathroom ready for personal customization
- \*Fully fenced, low-maintenance yard
- \*Single lock-up garage with additional driveway parking

Additional Information:

- \*Rates: Approx. \$2,500 per year
- \*Water: Approx. \$1,200 per year
- \*Split Insurance: \$1,180 per year

Location Highlights:

- \*Quiet cul-de-sac location, offering privacy and peace
- \*Close to the Broadwater, local shops, and cafes
- \*Convenient access to Griffith University and Gold Coast University Hospital
- \*Excellent public transport links and quick access to major arterial roads

This versatile property is move-in ready, with the added advantage of customizing the bathroom to suit your style. Whether you're looking to nest or invest, don't miss out on this fantastic opportunity!

More About this Property

Property ID	5GVYF41
Property Type	DuplexSemi-detached
House Size	92 m2
Land Area	342 m2
Including	Air Conditioning

Maxwell Hooper 0401 373 369  
Sales Specialist | mhooper@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422  
2-4 New Street, NERANG QLD 4211  
nerang.ljhooker.com.au | nerang@ljhgc.com.au

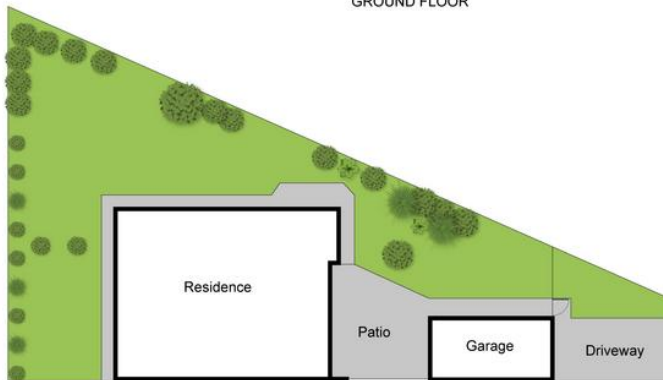


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GROUND FLOOR



SITE PLAN

2/16 JANNIE COURT, LABRADOR

3 1.5 1

Internal: 89m<sup>2</sup> | External: 42m<sup>2</sup> | Total: 131m<sup>2</sup>

Scale in meters. Indicative only. Dimensions are approximate.  
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