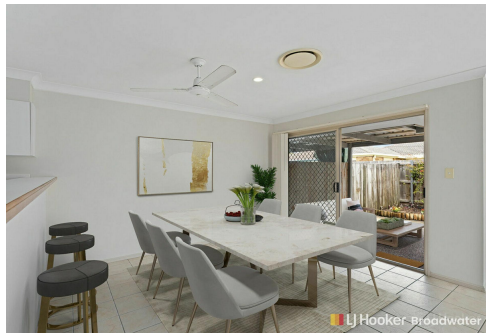




LJ Hooker Broadwater



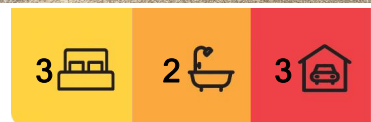
Labrador, 2/6 Gemma Glade

UNDER CONTRACT - NEAT DUPLEX IN PERFECT, CENTRAL AND QUIET LOCATION

INSPECTIONS CANCELLED.

Solid duplex in elevated cul-de-sac street perfectly position for easy and convenient living. One level brick and tile home boasting 3 bedrooms, 2 bathrooms (Master with ensuite and WIR). Perfect bones and features if you would like to uplift with a modern renovation and simply move in as the property presents neat as a pin, is empty now and ready to settle.

Easy maintenance and fitted with ducted air-conditioning in living and all bedrooms, solar panels, vertical blinds, ceiling fans throughout and a separate laundry room perfect for that extra storage. It will accommodate one car in remote control garage, one vehicle in front cover porch plus an open space on



For Sale

UNDER CONTRACT

View

ljhooker.com.au/2MZPF3E

Contact

Ana Tulloch

0439 343 432

ana@ljhbroadwater.com.au



LJ Hooker Broadwater
(07) 5537 1311

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.

the front yard perfect for a caravan, boat or extra vehicle if required. Fenced low maintenance backyard with covered patio, perfect for outdoor BBQs.

Features you will love:

- * 3 good sized bedrooms
- * Master with ensuite and WIR
- * 2 bathrooms (Family bathroom with bath, shower and separate toilet room)
- * One level, solid build
- * Elevated quiet location perfect to enjoy breezes, private and quiet living
- * Room to accommodate 4 vehicles (1 garage, 1 porch, 2 open spaces)
- * Ducted zoned air-conditioning throughout plus ceiling fans
- * Low maintenance yard with back covered private patio
- * Large hot water system
- * Solar panels
- * Appliances were replaced 3 years ago
- * Security doors and windows
- * Laundry room with extra storage
- * NO Body Corporate
- * Approx land size 334 sqm
- * Built area around 160 sqm (120 sqm internal + 40 sqm external)
- * Rental appraisal from \$730 to \$760 per week
- * Council Rates around \$2,000 per year

This is a very sought after property, encouraging all buyers to move quickly.

Contact Ana Tulloch on 0439 343 432 to organise your early viewing or check our Open home time.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.



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More About this Property

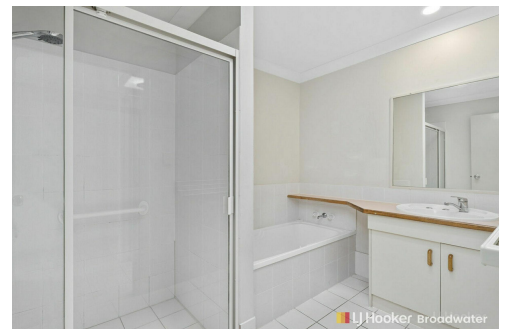
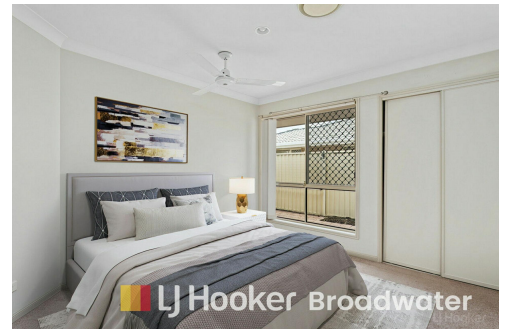
Property ID	2MZPF3E
Property Type	DuplexSemi-detached
House Size	160 m ²
Land Area	334 m ²
Including	Ensuite Toilets (2)

Ana Tulloch

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
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2/6 GEMMA GLADE, LABRADOR

3 2 2

Internal: 120m² | External: 40m² | Total: 160m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

