



## Labrador, 19/62-66 Brown Street

### Renovated Villa in Prime Labrador Pocket

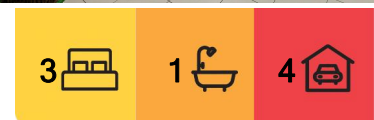
Tucked away in a quiet street within a family-friendly complex, this beautifully presented three-bedroom villa delivers the perfect balance of lifestyle and investment. Located on Brown Street, you're just minutes from all the essentials-4 minutes to ALDI, 5 minutes to Harbour Town, and 9 minutes to the Broadwater Parklands-yet set in a peaceful, private enclave.

Recently has had minor renovations, the home features three spacious bedrooms, a modern bathroom, and a single lock-up garage with additional driveway parking. Solar panels have been thoughtfully installed, enhancing energy efficiency and long-term savings. A brand-new fence surrounds the property, boosting privacy and giving it the feel of a freestanding home while enjoying all the benefits of complex living.

The complex also offers a communal pool and leafy parklands at the end of the street-ideal for families, entertaining, or simply unwinding on weekends.



**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.



**For Sale**  
Offers over \$780,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Surfers Paradise**  
**(07) 5592 0555**

Currently tenanted at \$700 per week until 22 November 2025, this property represents a solid investment with long-term upside. The current tenants are highly regarded by the owners, and for those looking to occupy, settlement can align with the lease expiry-just in time for a fresh start before the holiday season.

**Key Features:**

- 3 Bedrooms | 1 Bathroom | 1 Lock-Up Garage + Driveway Parking
- Renovated with modern finishes throughout
- Solar panels installed for energy efficiency
- Private new fencing creating a house-like feel
- Access to shared swimming pool and local parklands
- Quiet, family-friendly complex in convenient location
- Close to shops, schools, transport, and the Broadwater
- Leased at \$700 per week until Nov 2025

Whether you're a first home buyer, investor, or downsizer-this is a rare opportunity that won't last.

For more information or to arrange an inspection, contact:

Simon Tooma

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Ricky Zahab

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**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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## More About this Property

<b>Property ID</b>	FA5HBY
<b>Property Type</b>	Townhouse
<b>House Size</b>	93 m2
<b>Including</b>	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Solar Panels Close to Schools Close to Shops Close to Transport Liveability Openable Windows Pool

### Simon Tooma 0411 338 048

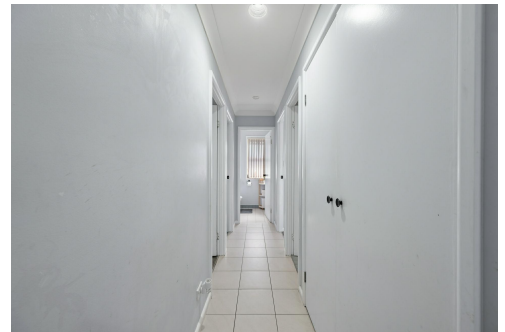
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19/64 Brown Street Labrador

## LJ Hooker Surfers Paradise

3

1

3

230 sqm

Internal: 104 sqm

External: 126 sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently. No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose. All measurements in metres.

Produced by Mink Film Co.

