

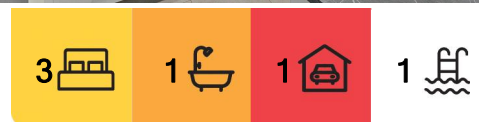
## Labrador, 10/75 Brown Street

### House-Sized Townhouse in Jabiru Landing - A Rare Gem within a Leafy Serenity

Welcome to No. 10 where peace, tranquility and privacy are a given!

One of the unique, true three-bedroom townhouses in the much sought-after Jabiru Landing community. This home has been completely transformed, showcasing a fresh, modern design with subtle tones and a stylish aesthetic throughout the kitchen and bathroom. Offering generous proportioned rooms, with on trend renovations and an enviable lifestyle. With a beautiful leafy outlook from every room, this home offers a tranquil retreat with a sense of space and serenity that's hard to find. You'll be proud to call this your home.

The open-plan layout makes dreamy townhouse ideal for entertaining. Whether you're preparing meals in the central, modern kitchen or hosting guests, you'll enjoy being part of the conversation while creating your own culinary masterpieces.



**For Sale**  
All Offers Considered

**View**  
By Appointment

**Contact**  
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**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 Broadwater**  
(07) 5537 1311

The spacious lounge opens directly to a private outdoor area, offering endless potential. Add a pergola, design your very own garden oasis, and enjoy alfresco dining in your own peaceful sanctuary. Step through the back gate and you're instantly connected to native wetland bushland and scenic walking trails-a perfect escape right on your doorstep.

You'll be impressed by the master bedroom's generous proportions, complete with a full-wall robe and stunning views over the lush greenery of the adjoining nature reserve.

Whether you're a growing family, a couple looking for more space, or an investor seeking strong returns, this property ticks all the boxes. As big as a house, it offers low-maintenance living in a thriving community with an unbeatable lifestyle.

Does this sound like your dream home?

Homes like this are rare, and this opportunity won't last. Secure your private viewing today or check for advertised open home times and experience for yourself everything that makes this property truly unforgettable.

Features Include:-

- Larger than average block at 193m2 with 115m2 internal floor plan
- 1994 Build
- 3 generous bedrooms all with fans and built in robes
- Upstairs bathroom with a separate, full size bath and shower
- Separate laundry and toilet in the downstairs area
- Resort style swimming pool with ample room to relax and unwind
- Plenty of visitor parking within this friendly community complex
- Experienced onsite manager who maintains the common grounds and pool area
- Reasonable body corporate levies @ \$85.90 per week
- Walk to the local Labrador primary school
- Walkway close at hand which will take you to Harbourtown Premier Shopping Precinct
- Just 20 minutes walk to the famous Charis
- Easy walk to the Grand Hotel with a choice of 3 restaurant

Financial information:-

- Rates: \$2600 per annum as an investment. \$2200 per annum for owner occupiers
- Water rates: approx \$420 per quarter
- Body Corporate levies: \$85.90/week
- Rental estimate \$780 - \$820/week

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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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

<b>Property ID</b>	2NWJF3E
<b>Property Type</b>	Townhouse
<b>Including</b>	Toilets (2) Pool

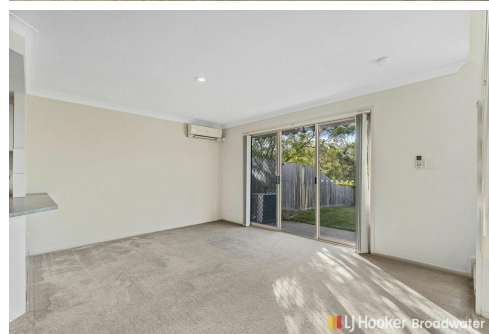
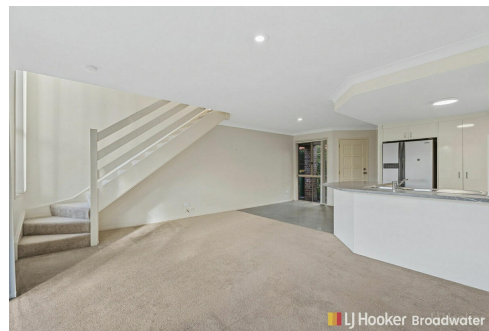
**Catherine Nutt 0433 247 690**

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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10/75 BROWN STREET, LABRADOR

 3  1  1

Internal: 115m<sup>2</sup> | External: 6m<sup>2</sup> | Total: 121m<sup>2</sup>

 LJ Hooker Broadwater 

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