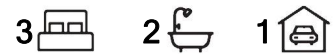


Labrador, 11/32 Billington Street

SOLD BY LUKE PETERS



Position, potential & privacy, what more could you ask for!

For those searching for a centrally located townhouse, look no further than this charming 3-bedroom villa nestled within a tightly held boutique complex! Whether you are a first home buyer looking to enter the property market or an astute investor seeking to capitalise, this opportunity ticks all the right boxes!

A perfect distance from the hustle & bustle of the main arterial roads yet conveniently positioned within walking distance to the stunning Broadwater, and a stones throw away from trendy cafes, boutique shops, and waterfront dining options, it's easy to see why properties in this area are so popular!

Boasting a thoughtfully designed layout with separation between living & bedrooms, upstairs features 3 bedrooms and 2 bathrooms with an additional powder room on the

For Sale
Offers Over \$675,000

View
ljhooker.com.au/1T0QF47

Contact
Luke Peters
0414 288 947
luke@ljhookersgc.com.au

LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

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.

ground floor. The open plan layout provides a seamless flow throughout the lounge, dining & kitchen, with large windows in each room delivering an abundance of natural light and contributing to the sense of space, ideal for both intimate gatherings and entertaining guests!

The addition of the balcony adjoining the master and second bedroom provides the perfect escape for a coffee whilst enjoying the peacefulness of the morning sunrise. Each bedroom has ceiling fans and large windows, taking advantage of the sea breeze only moments from the Broadwater!

Step outside to discover the low maintenance yet versatile courtyard, a perfect blank canvas to be transformed into something special! Whether it be alfresco dining, a private vegetable garden, or your own relaxing spa retreat, the sky's the limit!

Bordered on only one side and with overwhelming potential to transform both the rear courtyard and large side yard, those seeking to renovate or occupy will appreciate the peacefulness of the positioning, a rarity amongst most townhouses!

For those seeking to add value, this townhouse provides the perfect foundation to personalise or renovate to your liking, an opportunity limited only by your imagination!

Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest! This property is a must to inspect today!

Body Corporate Levies: approx. \$50.27 p/w

- Tytherley Gardens Labrador
 - Boutique Complex of 14 Townhouses
 - 3 Bedrooms w/ Built in Robes
 - 2 Bathrooms w/ Additional Powder Room
 - Single Garage
 - Balcony Adjoining Two Bedrooms
 - Concrete Courtyard w/ Side Garden
 - Fully Fenced
 - Abundance of Storage Space
 - Visitor Car Parking
 - Pet Friendly
 - Security Gate
 - Separate Laundry
 - Kitchen Overlooking Courtyard
 - Electric Oven & Cooktop
 - Dishwasher
 - Garden Bed
 - Split System Airconditioning
 - Upstairs Landing
 - Durable Carpet & Tile Flooring
-
- 300m, Gold Coast Highway
 - 650m, Labrador State School
 - 800m, Broadwater / Beach



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- 950m, Labrador Tigers AFL Club
- 1800m, Harbour Town Shopping Centre
- 80m, Hilltop Park
- 150m, Arthur Downes Park
- 650m, Norm Rix Park

Disclaimer:

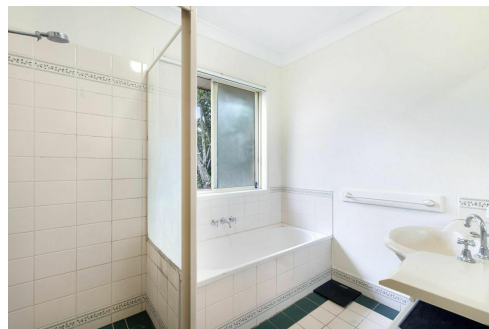
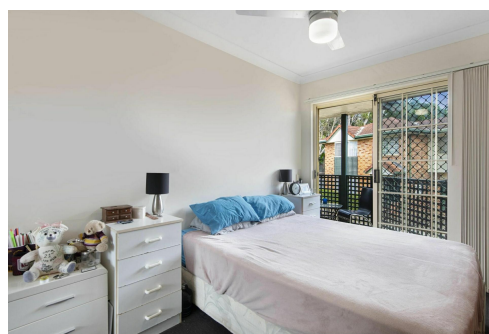
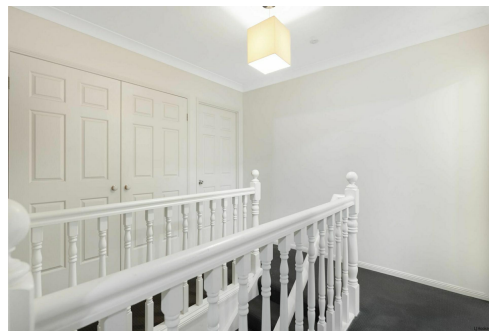
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More About this Property

Property ID	1T0QF47
Property Type	Townhouse
Including	Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

Luke Peters 0414 288 947
Sales & Marketing Specialist | luke@ljhookersgc.com.au

LJ Hooker Southern Gold Coast (07) 5534 4033
Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221
southerngoldcoast.ljhooker.com.au | enquiries@ljhookersgc.com.au



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