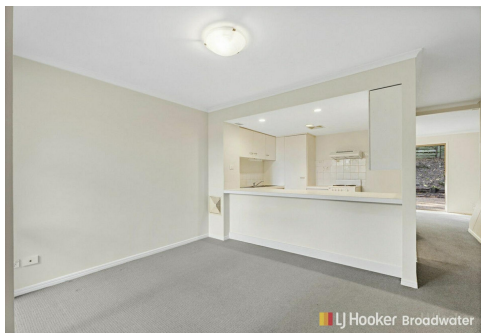




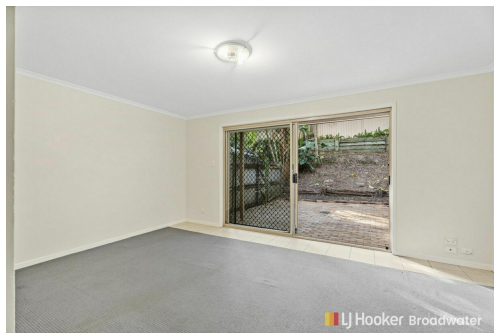
**LJ Hooker Broadwater**



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## Labrador, 2/79 Government Road

3 bed 2 bath Townhouse with Private Courtyard - A Hidden Gem Ready for Transformation!

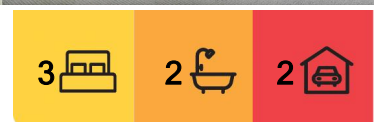
Auction Location: ljhooker inrooms

Auction Date : Tuesday 1st July at 4.00pm

In-Room at LJ Hooker Broadwater Office - 64 Frank Street, Labrador

Welcome to your next home or investment opportunity - a spacious 3-bedroom, 2.5-bathroom townhouse nestled within a friendly and well-maintained complex of just 16 residences.

This two-storey townhouse is in mostly original condition but has recently been professionally painted throughout, giving it a fresh, clean start and endless potential for you to add your personal touch.



**Auction**

Tue 1st Jul @ 4:00PM

**View**

By Appointment

**Contact**

**Catherine Nutt**

0433 247 690

catherine@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.

Step inside and be impressed by the well spaced layout over 122m<sup>2</sup> : a large, light-filled living area opens seamlessly onto a private outdoor area that overlooks, what could be a charming garden retreat - perfect for entertaining or relaxing. The separate dining area offers flexibility for family meals or hosting guests, while a third WC downstairs adds convenience for daily living.

All 3 bedrooms offer built in robes, fans and large windows that catch all the passing breezes. The private master bedroom, over looks the gardens with the additional luxury of a private balcony, an oversized wardrobe plus the convenience of an ensuite.

The private, gated entrance to the front door, provides a welcoming and secure feel, with internal access from the single garage offering peace of mind. An additional allocated parking space is also included for your convenience. Your visitors are also catered for with several designated parking areas.

This home is all about lifestyle and location - positioned literally across the road from local schools, making school drop-offs a breeze. Walking tracks, training fields, and multiple bus stops are only minutes away, offering an unbeatable blend of nature and urban access. Situated near one of the main transport arteries of this part of the Gold Coast, this location offers easy access to the M1 both northbound and southbound. You're also just minutes away from a variety of shopping destinations, ranging from Aldi to Harbour Town Premium Outlets.

Whether you're a first homebuyer, renovator, or investor, this property ticks all the boxes with its location, layout, and potential.

Financial information:-

Rates : \$2400 per annum

Water : \$1400 per annum

Body corporate levies approx \$58 per week

Rental Appraisal - \$750 per week

Don't miss your chance to be part of this close-knit community. We look forward to welcoming you at one of the upcoming open homes!

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.



**LJ Hooker Broadwater**  
**(07) 5537 1311**

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## More About this Property

<b>Property ID</b>	2NW8F3E
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher

**Catherine Nutt 0433 247 690**

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
catherine@ljhbroadwater.com.au

**LJ Hooker Broadwater (07) 5537 1311**

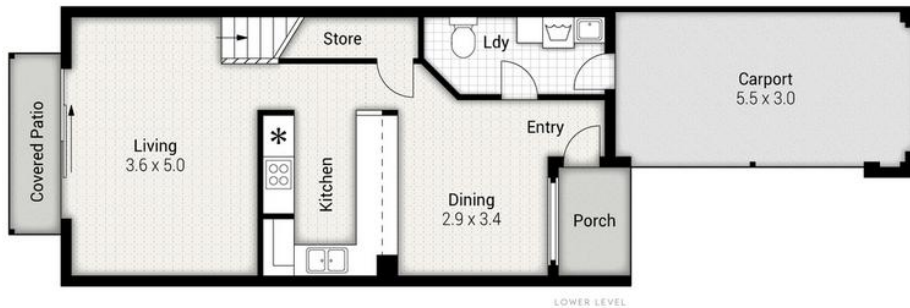
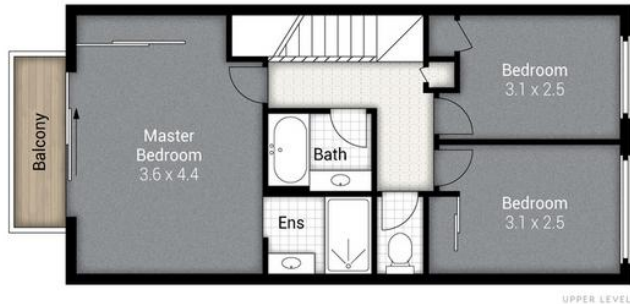
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(07) 5537 1311**



2/79 GOVERNMENT ROAD, LABRADOR

 3  2  1

Internal: 102m<sup>2</sup> | External: 10m<sup>2</sup> | Carport: 17m<sup>2</sup> | Total: 129m<sup>2</sup>

 LJ Hooker Broadwater 