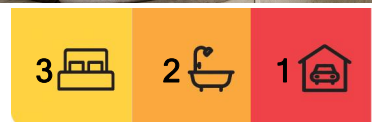


## Labrador, 3/142 Frank Street

Stand Alone 3 Bedroom Townhouse in a Secure Gated Community of Only Three

If you're thinking this main road location will be too noisy and busy, you may need to think again. This townhouse is very unique, positioned at the very back of a block of just 3 townhouses located within a secure gated community. Life here is peaceful, tranquil and oh so easy.

The property was purchased brand new as an investment and has been held by the same owner since built in 2001. It was revamped with a kitchen renovation, new flooring and paintwork approx 5 years prior. One of the main highlights of this property, in addition to the oversized bedroom is the large paved courtyard. Such a lovely space to entertain or for the family to play outside.



**For Sale**

\$649,000

**View**

[ljhooker.com.au/2MN7F3E](http://ljhooker.com.au/2MN7F3E)

**Contact**

**Catherine Nutt**

0433 247 690

[catherine@ljhbroadwater.com.au](mailto: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.

Currently rented, this is a great long term investment opportunity or a lovely new home to move into in the not too distant future.

With 3 bedrooms, 2 bathrooms plus a downstairs powder room, there's plenty of space for a family or a buyer needing room to move.

Property Highlights:

- 3 bedrooms, 2 bathrooms + powder room, single lockup garage and 2 additional parking bays
- 4m x 4m fenced courtyard - perfect to entertain or an outdoor play zone
- Oversized main bedroom with ample space for a lounge, ensuite and built in robe + ceiling fan
- Second and third bedroom both complete with built in's
- Separate lounge and dining areas with airconditioning in the lounge
- Automatic entrance gate off Frank Street

Financial information:

- Weekly rent \$520.00 per week - Tenancy end date 27th March 2024
- Council land rates \$2415.00 per annum
- Latest water rates \$404 per quarter
- Body Corporate levies \$1200 per annum + \$1160.00 insurance per annum

Location:

- Easy walk to all the amenities Labrador has to offer - cafe's restaurants, Charis Seafood and never to be overlooked the amazing Broadwater.
- Your choice of both public and private schools close at hand.
- An array of shopping centres to choose from including the local Biggera Waters Shopping Centre, Aldi and Harbourn town Premium Shopping precinct.
- If you don't have your own transport, the bus stops a little further along Frank Street.

To arrange an inspection or for further information, phone your local agent, Catherine Nutt on 0433 247 690 or check for the open home times.

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

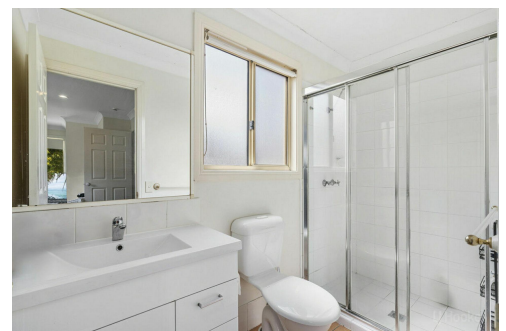
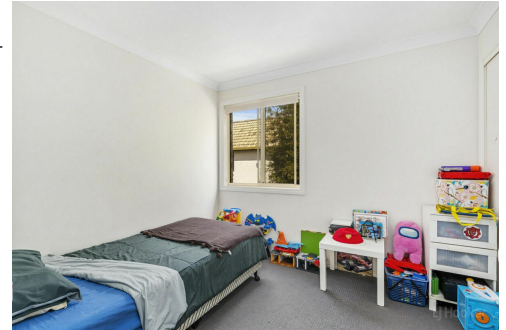
<b>Property ID</b>	2MN7F3E
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Toilets (3) Built-in-Robes

### Catherine Nutt

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

### LJ Hooker Broadwater (07) 5537 1311

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Floor 1



Floor 2

3/142 FRANK STREET, LABRADOR

3 2 1

Internal: 125m<sup>2</sup> | External: 37m<sup>2</sup> | Total: 162m<sup>2</sup>

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.

