



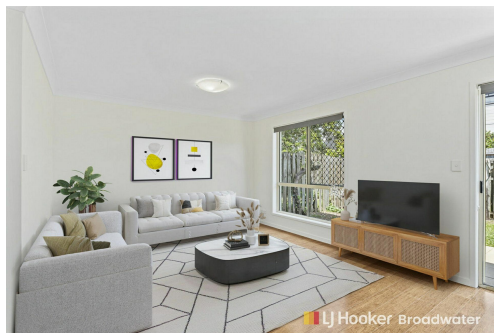
**LJ Hooker Broadwater**



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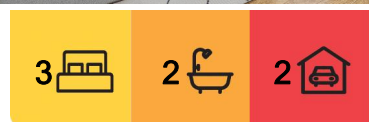
**LJ Hooker Broadwater**

## Labrador, 3/183 Government Road

### BRIGHT & SPACIOUS TOWNHOUSE WITH BEAUTIFUL YARD IN SMALL COMPLEX

JUST LISTED! Nestled in the heart of Labrador, this townhouse is located in a quiet and boutique complex of only 11, offering an incredible opportunity for families, first-time buyers or savvy investors. This well-maintained home features 3 spacious bedrooms and 2 full bathrooms plus downstairs powder room, providing ample space for comfortable modern living.

The property has been freshly painted and with the owners having already relocated interstate, is now available for its next owner. Boasting a practical layout, perfect for a contemporary busy lifestyle, with a seamless flow between the living and dining with its warm and beautiful bamboo floors, and bright reconditioned kitchen with plenty of cupboards and new appliances. You will enjoy the beautiful and private backyard with plenty of room for the family to grow and entertain. Single lockable garage provides secure parking plus 1 additional designated spot at the front of the property for a second car.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2NJUF3E](http://ljhooker.com.au/2NJUF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@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.

Extra low Body corporate of around \$50 per week is just another bonus.

Upstairs you will find 3 good size bedrooms all with built-in robes and ceiling fans. Master has an extra air-conditioning and renovated ensuite with walk-in shower. 2 linen cupboards offer plenty of storage.

With its prime location, this home offers easy access to public transport and major roads, ensuring a hassle-free commute to work or school. Walking distance of some of the Gold Coast's most sought-after amenities while nearby shopping centers provide a range of retail and dining options to suit all tastes.

Spacious neat & tidy this property has just been painted with several upgrades done for the next owner such as air-conditioning, carpets, kitchen appliances, fans and blinds. Property is now vacant and available for you to move in and enjoy!

#### Key Features:

- \* 3 generous bedrooms all with built-in-robes & ceiling fans
- \* Master bedroom with ensuite and air conditioning
- \* Main bathroom with combined shower/bath
- \* Combined lounge/dining with floor boards, air conditioning and ceiling fan
- \* Powder room downstairs (3 toilets)
- \* Modern kitchen with plenty of cupboards and benchtops
- \* Fully fenced beautiful yard
- \* Security screens and doors throughout
- \* Under stair storage plus 2 x linen cupboards
- \* 1 Single lock up garage with internal access
- \* 1 additional car spot at the front of the property
- \* Boutique complex of only 11 properties
- \* Situated away from main street
- \* complex provides plenty visitors carpark

#### The Numbers:

- \* Low Body Corporate around \$50 per week (\$2,600 per year)
- \* Council Rates around \$2,300 per year
- \* Rental Appraisal from \$750 per week

#### Less than 5 Minutes Away:

- \* Just a quick drive to the stunning Broadwater and Parklands, where breathtaking views and forever entertaining await.
- \* Culinary Delights and Café Culture: Only 2 minutes to Marine Parade & Chirn Park array of delightful cafés and dining options, perfect for a casual bite or a special night out! Or The Grand Hotel and Charis Seafoods, fresh and delicious!
- \* Active Lifestyle: Enjoy Southport Sharks Club, where health, fitness, and dining come together.
- \* Shopping Convenience: Labrador Park Shopping Centre, ALDI and Chirn Park Centre diverse shops
- \* The Club at Parkwood Village: The Official Home of the Gold Coast Titans. With Golf, Gymnasium, Pool and recovery facilities. As well as dining, and activities for the whole family.
- \* Primary & Secondary Schools: Labrador State School, Musgrave Hill State School,



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Southport State School, Biggera Waters State School, Arundel State School

Less than 10 Minutes Away:

- \* Health: A short drive to Griffith University Hospital & several Health providers in the area.
- \* High Education: Griffith University campus.
- \* Primary & Secondary Schools: Private schools at AB Paterson College, St. Hilda's , The Southport School
- \* Shopping Centres: Dive into shopping at Harbour Town Shopping outlet shopping centre, Runaway Bay Shopping Village, and Australia Fair Shopping Centre.
- \* Explore Southport's vibrant business hub & dining scene, and easy access to the light rail!
- \* Just a short drive to Main Beach & Surfers Paradise where stunning shores and inviting cafés are ready for you to enjoy!

Under an Hour:

- \* Enjoy the convenience of reaching both Gold Coast Airport and Brisbane Airport in under an hour-perfect for quick getaways!

Contact Ana Tulloch on 0439 343 432 to organise your viewing or check our Open Home time.

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 Ana Tulloch Realty Pty Ltd Licence No 3998095 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.

## More About this Property

<b>Property ID</b>	2NJUF3E
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning

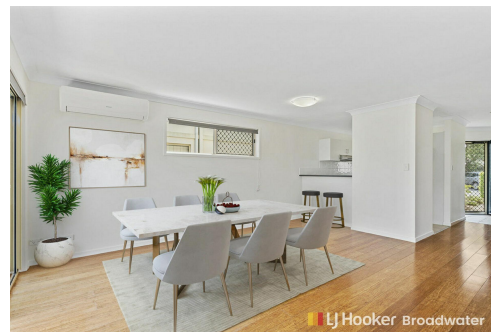
**Ana Tulloch 0439 343 432**

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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UPPER LEVEL



LOWER LEVEL

3/183 GOVERNMENT ROAD, LABRADOR

 3  2  2

Internal: 124m<sup>2</sup> | External: 19m<sup>2</sup> | Total: 143m<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.

