



Labrador, 3/49 Usher Avenue

HUGE 3 BEDROOM TOWNHOUSE IN A BOUTIQUE 6 UNIT COMPLEX!! EXCELLENT CENTRAL LOCATION IN A QUIET STREET!!

This fabulous townhouse is as big as a normal house would be, with its huge downstairs living areas plus an upstairs living room as well. Nestled in a small boutique complex of just 6 units, which all except one are owner occupied.

The home is located very close to all the local amenities such as schools, the local shopping center, parks, and public transport which is just up the street. Plus the Broadwater and its restaurants and food outlets are an easy 2 minutes drive away, and the Southport CBD just a few minutes more.

The home has just been freshly painted throughout the inside, and brand new carpet laid.

The features of the home include.

LJ Hooker

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.

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For Sale
Offers Over \$830,000

View
ljhooker.com.au/35BNGMK

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LJ Hooker Pacific Pines | Helensvale
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* 3 very generous size bedrooms all with built in wardrobes and ceiling fans. The master bedroom is extra large and comes with a walk in wardrobe and a private and very spacious ensuite bathroom, this room also has its own air conditioner.

*An upstairs main bathroom services the other two bedrooms, plus there is a down stairs powder room with a 3rd toilet. Plus a separate laundry.

* The huge open plan living area is large enough to accommodate a lounge /living room, a dining area, plus either a separate sitting or meals area. The downstairs living areas and kitchen are air conditioned for your year round comfort. These living areas then open out onto a very private courtyard, perfect to set up your own outdoor entertaining area. The courtyard backs onto a public park so there are no neighbors looking into it, or creating unwanted noise.

* The well laid out kitchen has plenty of storage and bench space, an island bench with breakfast bar, sink and dishwasher. There is a ceramic cooktop, range hood, wall oven, and microwave nook, plus large fridge space, and separate pantry.

*Upstairs there is another living room that could be used as an office or study if required

The auto double garage has internal entry into the home.

There is a shared inground swimming pool in the complex for your use.

The current Body Corporate fees are \$111.05 per week which includes the building insurance costs.

The home was built in 2009 and is in excellent condition. perfect to just move into and enjoy, or to rent out if sold to an investor.

For interested investors the property would currently rent for \$800 to \$830 per week.

The owners have moved on and are keen to affect a speedy sale, and therefore have priced the property to meet the current market conditions.

Check the web site for the open home times.

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More About this Property

Property ID	35BNGMK
Property Type	Townhouse
Land Area	201 m ²
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

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3/49 USHER AVENUE, LABRADOR

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Internal: 164m² | Garage: 33m² | Total: 197m²

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.

