

Labrador, 3/79 Government Road

NEAT AND CHARMING TOWNHOUSE IN PRIME LOCATION

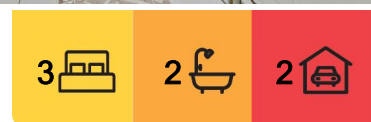
Two-storey townhouse with low maintenance North facing elevated paved yard, in a small complex complete with pool and plenty of carparks. Offering privacy and a very low body corporate of only \$58 per week.

If you're a savvy investor or a family searching for your entry level 3 bedroom property, this property offers you the chance to unlock its full potential and make it your own!. With its ideal location, just a short walk from the local primary school, daycare facilities, Norm Rix Park, and a wide variety of shopping centers and amenities, this home is the perfect starter neatly presented to move in straight away or renovate to unlock lots of extra value.

The property boasts great bones and is located in a highly sought-after area. Owner has truly enjoyed this home and made some upgrades including adding beautiful large ceramic tiles on the ground floor. With relocation plans underway, this is your opportunity to secure



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For Sale
Please Call

View
l.jhooker.com.au/2NWP3E

Contact
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ana@l.jhbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

a great property in a prime location. Opportunities like this don't last, so be quick to present your offer.

Its floorplan is ideal for families featuring a spacious central kitchen the flows seamlessly into the open plan dining area. While the lounge room extends out to the rear fenced North facing and large paved backyard. Perfect for outdoor entertainment or relaxing BBQ times!

A separate laundry with an additional toilet offers convenience and has internal access to the single lock-up garage. The property also includes a second designated and numbered car park, conveniently located directly opposite the townhouse.

Upstairs, you will find three well-sized bedrooms, all with built-in robes and split-system air conditioning. The main bedroom opens to a spacious balcony overlooking the leafy backyard and includes an airy and light filled ensuite. 2 additional good size bedrooms share a family bathroom with separate toilet to enhance convenient and practical living.

Featuring:-

- * 3 bedrooms with built-in-robes (Master with ensuite and rear balcony)
- * 2 bathrooms
- * Large laundry room (or customise to build a perfect powder room and separate laundry)
- * Large under stairs storage room
- * Kitchen with open plan design to dining section & loads of cupboard space
- * Living room with rear yard access
- * 2 cars - single garage with additional dedicated 2nd carpark opposite the property
- * Great sized backyard paved and North facing
- * 2 x split system AC
- * Ceiling fans throughout
- * Inground swimming pool in complex
- * Plenty of additional parking space for visitors
- * Very private complex in elevated grounds and great location for connectivity and amenities

The Numbers:

- * Body Corporate: around \$58 per week
- * Council Rates: Around \$2,180 per year
- * Water Rates: Around \$1,400 per year
- * Rental appraisal \$750 to \$770 per week

With its prime location, this home offers easy access to public transport and major roads, ensuring a hassle-free commute to work or school.

For more information please contact Ana Tulloch on 0439 343 432.

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upon as being true and correct. You should make independent inquiries and seek your own independent advice.

More About this Property

Property ID	2NWP3E
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (3)

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3/79 GOVERNMENT ROAD, LABRADOR

 3  2  2

Internal: 126m² | External: 12m² | Total: 138m²

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.

