



## Labrador, 4/77 Olsen Avenue

SOLD by Mason Niari

Chic, Simple & So Well Located —Welcome to 4/77 Olsen Ave

Brimming with warmth and modern ease, this sunlit two-bedroom townhouse is the perfect match for downsizers, savvy investors, or first-time buyers chasing a low-fuss lifestyle.

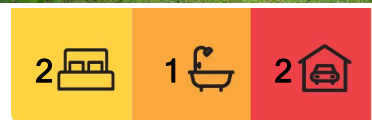
Tucked away in a well-connected pocket of Labrador, it blends everyday practicality with contemporary comfort, breezy open spaces, airconditioned living, and stylish functionality from front to back. This is effortless living, done right.

Some of the quality features include:

- Two spacious bedrooms, each fitted with ceiling fans & air conditioning for year-round comfort, large windows bring in an abundance of natural light, creating a warm and inviting atmosphere
- A central family bathroom featuring a practical shower-over-bathtub combination, ideal for young families or those who enjoy a relaxing soak, a separate toilet adds everyday



**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.



**For Sale**  
Please Call

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[ljhooker.com.au/1296H4J](http://ljhooker.com.au/1296H4J)

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**LJ Hooker Paradise Point**  
(07) 5564 1414

convenience

- The modern kitchen boasts ample bench and cupboard space, a built-in oven, electric cooktop, dishwasher, and loads of storage-perfect for the home cook or entertainer
- Open-plan living and dining area with split-system air conditioning and ceiling fan. Large windows and sliding door access fill the space with natural light and offer a seamless flow to the backyard
- Separate laundry
- Hybrid wood flooring throughout
- Single car garage + an extra car space
- Pergola out the back for entertaining
- Garden Shed
- Large fully fenced yard
- Very Low Body Corporate fee, small complex
- Sparkling in-ground pool in the complex

Centrally located on Olsen Avenue, you're just minutes to Griffith University, the Gold Coast University Hospital, Harbour Town, local shops, schools, public transport, and beautiful Broadwater Parklands. Enjoy the convenience of urban living without compromising on peace and privacy.

Contact Mason Niari on 0415755137 to arrange a viewing and for more information.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective vendors, purchasers, landlords & tenants should make their own enquiries to verify the information contained herein.

## More About this Property

<b>Property ID</b>	1296H4J
<b>Property Type</b>	Townhouse

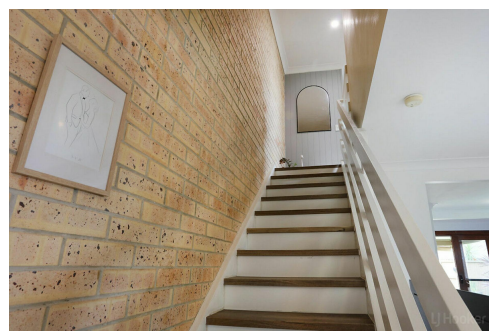
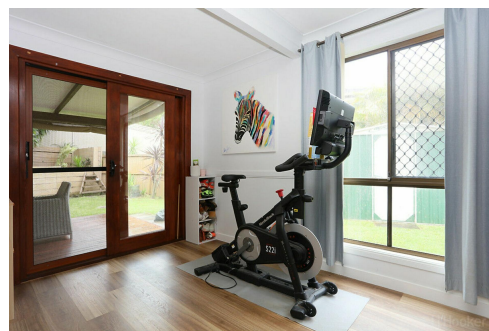
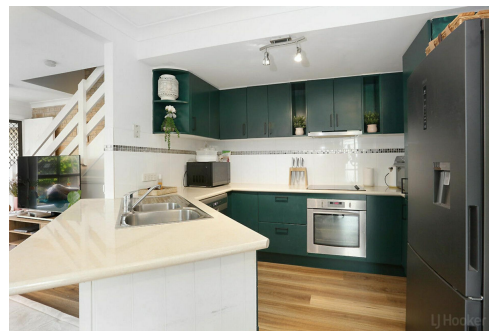
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