

Labrador, 41/63 Olsen Avenue

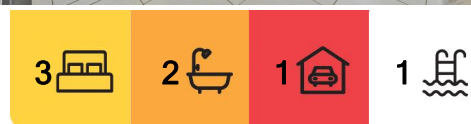
Stylish, Sunlit Townhouse, Pet-Friendly & Move-In Ready

Offering space, style, and sunshine, this beautifully maintained 3-bedroom, 2.5-bathroom townhouse is the complete package - ideal for downsizers, families, couples, or investors seeking a low-maintenance property with absolutely nothing to spend.

Privately positioned within a quiet, secure, and pet-friendly complex, this owner-occupied home stands out for its pristine presentation, thoughtful upgrades, and enviable location with direct rear-gate access to one of two sparkling, resort-style pools.

Upstairs, all three bedrooms are generously sized, with the main bedroom featuring an ensuite, built-in wardrobe, air conditioning, and ceiling fan. Both bathrooms have been stylishly renovated, and a handy powder room is located downstairs for added convenience.

The tiled lower level offers low maintenance and a practical layout, with open-plan living



For Sale
\$785,000

View
By Appointment

Contact
Catherine Nutt
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LJ Hooker Broadwater
(07) 5537 1311

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and dining complemented by a well-equipped kitchen with ample bench and cupboard space.

Step outside to enjoy the covered rear deck - ideal for soaking up the winter sun - framed by beautifully landscaped gardens and a fully fenced, gated yard, perfect for pets, children, or simply unwinding in total privacy.

Features You'll Love:

- Generous 112m2 internal floor area
- Three spacious bedrooms with built-in robes and ceiling fans
- Two renovated bathrooms, plus convenient powder room downstairs
- Light-filled, tiled open-plan living and dining area
- Air conditioning in the main living space and master bedroom
- Covered rear deck and gated yard with lush landscaping front and rear
- Rear gate opens directly to one of two complex pools
- Secure parking with electric garage door and ample visitor spaces
- 5kW solar system —current owner hasn't paid a power bill in years
- Large communal grassed area, ideal for kids and pets
- Pet-friendly, gated complex in a quiet and well-maintained setting
- Choice of two pools within the complex-one pool is heated
- Garden shed for extra storage

Set in a highly sought-after location, this property puts everything you need right at your doorstep. Enjoy close proximity to quality schools, multiple major shopping centres, and public transport options. With easy access to the M1 north and southbound, as well as one of the Gold Coast's main arterial roads, commuting anywhere-from Brisbane to the beaches-is a breeze. Whether it's work, school, shopping, or play, this location truly delivers on convenience and lifestyle.

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Whether you're searching for a comfortable home or a smart investment in a high-demand location, this townhouse ticks all the boxes - beautifully presented, move-in ready, and full of lifestyle appeal.

Be quick - this one won't last! Contact your local agent, Catherine Nutt, to arrange a private inspection.

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own independent advice.

More About this Property

Property ID	2NZDF3E
Property Type	Townhouse
House Size	112 m2
Including	Ensuite Air Conditioning Toilets (3) Pool Dishwasher

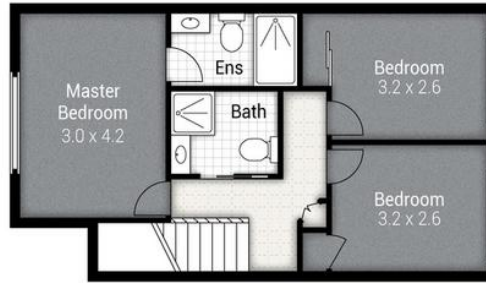
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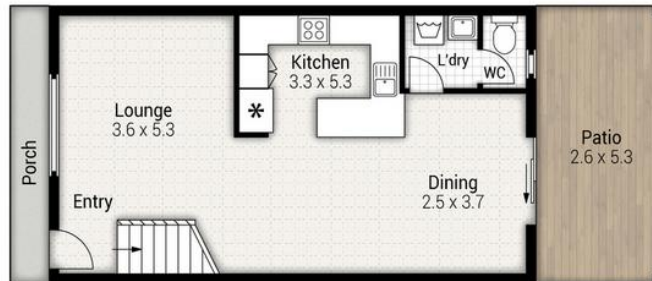
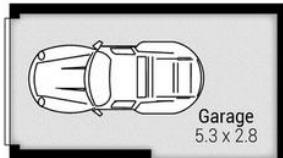


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UPPER LEVEL



LOWER LEVEL

41/63 OLSEN AVENUE, LABRADOR

3 2 1

Internal: 112m² | External: 19m² | Garage: 18m² | Total: 149m²

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