



Labrador, 5/32 Billington Street

SOLD BY LUKE PETERS

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Position, potential & privacy, what more could you ask for!

For those searching for a centrally located townhouse, look no further than this charming 3-bedroom villa nestled within a tightly held boutique complex! Whether you're a first home buyer looking to enter the property market or an astute investor seeking to capitalise, this opportunity ticks all the right boxes!

A perfect distance from the hustle & bustle of the main arterial roads yet conveniently positioned within walking distance to the stunning Broadwater, and a stone's throw away from trendy cafes, boutique shops, and waterfront dining options, it's easy to see why properties in this area are so popular!

Boasting a thoughtfully designed layout with separation between living & bedrooms, upstairs features 3 bedrooms and 2 bathrooms with an additional powder room on the

For Sale
Expressions of Interest

View
ljhooker.com.au/1STZF47

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LJ Hooker Southern Gold Coast
(07) 5534 4033

ground floor. The open plan layout provides a seamless flow throughout the lounge, dining & kitchen, with large windows in each room delivering an abundance of natural light and contributing to the sense of space, ideal for both intimate gatherings and entertaining guests!

The huge master bedroom contains a walk-through wardrobe and ensuite, complimented by timber flooring and split system air conditioning, providing the foundation to create a master retreat! Each bedroom has ceiling fans and large windows, taking advantage of the sea breeze and northern aspect, both cooler in summer & warmer in winter!

Step outside to discover the low maintenance yet versatile courtyard, a perfect blank canvas to be transformed into something special! Whether it be alfresco dining, a private vegetable garden, or your own relaxing spa retreat, the sky's the limit!

Tucked away at the rear of the boutique complex and bordered on only one side, those seeking to occupy will appreciate the peacefulness of the positioning, a rarity amongst most townhouses!

For those seeking to add value, this townhouse provides the perfect foundation to personalise or renovate to your liking, let your imagination run wild to create your perfect home!

Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest! This property is a must to inspect today!

Weekly Rental Returns: \$835 p/w

Body Corporate Levies: approx. \$45.24 p/w

- Tytherley Gardens Labrador
- Boutique Complex of 14 Townhouses
- 3 Bedrooms w/ Built in Robes
- 2 Bathrooms w/ Additional Powder Room
- Single Garage
- Concrete Courtyard w/ Large Patio
- Abundance of Storage Space
- Visitor Car Parking
- Security Gate
- Separate Laundry
- Kitchen Overlooking Courtyard
- Electric Oven & Cooktop
- Dishwasher
- Garden Shed
- Garden Bed
- Concrete Courtyard w/ Large Patio
- Solar Panels
- Split System Airconditioning
- Upstairs Landing, Potential Study Nook
- Durable Timber & Tile Flooring

- 300m, Gold Coast Highway

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- 650m, Labrador State School
- 800m, Broadwater / Beach
- 950m, Labrador Tigers AFL Club
- 1800m, Harbour Town Shopping Centre
- 80m, Hilltop Park
- 150m, Arthur Downes Park
- 650m, Norm Rix Park

Disclaimer:

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More About this Property

Property ID	1STZF47
Property Type	Townhouse
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Liveability

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