

Labrador, 5/9 Proud Street

Modern and Pet-Friendly Townhouse in a Boutique Complex

Discover your new home in the heart of Labrador, a suburb known for its vibrant community and convenient amenities. This stylish 2-bedroom townhouse offers a perfect blend of comfort and accessibility, making it an ideal choice for couples or those embracing single living. Located on Proud Street, you're just a stone's throw away from everything you need, ensuring that daily errands and leisure activities are always within easy reach.

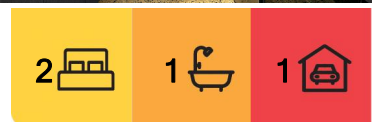
The unit is strategically positioned close to reputable schools. Public transport is easily accessible, providing seamless connectivity to the broader Gold Coast area and eliminating the stress of daily commutes.

Key Features:

- Newly renovated



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
Offers Over \$660,000

View
ljhooker.com.au/ZVCF4K

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LJ Hooker Southport
(07) 5591 5222

- Private balconies off each bedroom
- Bedrooms with walk in wardrobes
- Pet friendly complex
- Undercover carport
- Small boutique complex of only 11 townhouses with reasonable body corporate fees
- Air conditioning throughout the property
- Undercover patio perfect for entertaining
- Polished concrete floors
- Lock up shed

Key Financial Details:

- GCCC / Water rates: \$2400 per year approx
- Body Corporate Fees: \$69.58 per week approx
- Tenancy: Currently rented at \$650 per week ending 19/05/2025
- Rental Estimate: \$650 to \$670 per week approx

Don't miss the opportunity to secure this unit in one of Labradors most sought-after locations. Its convenient features and prime location promise a dynamic lifestyle with everything at your doorstep. Call Ben today on 0402 921 314 to book in your inspection.

More About this Property

Property ID	ZVCF4K
Property Type	Townhouse
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

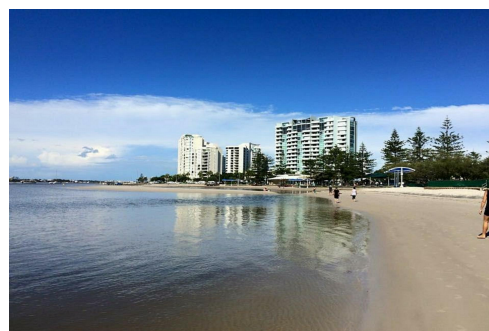
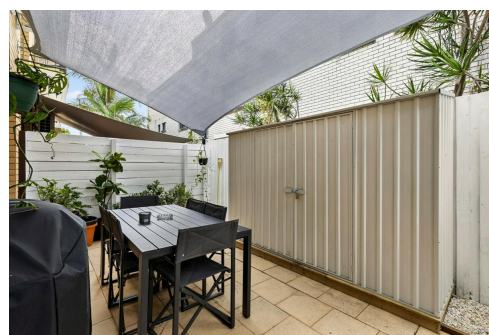
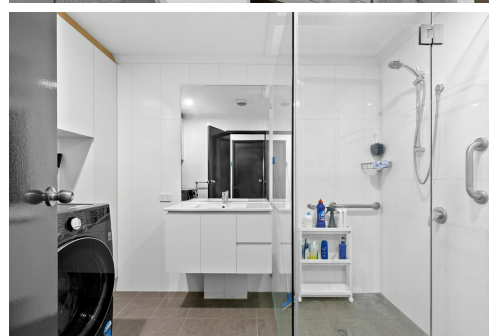
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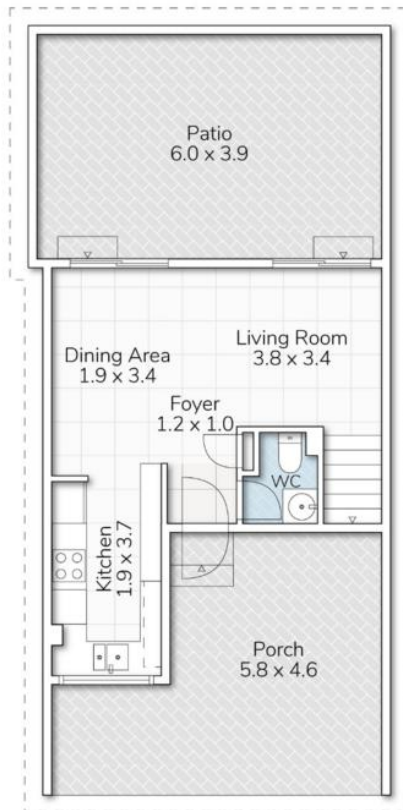
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Floor 1



Floor 2

INTERNAL AREA:	78M ²	
EXTERNAL AREA:	50M ²	
TOTAL AREA:	128M ²	
		
2	1	1

5/9 PROUD STREET, LABRADOR

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

