

Labrador, 73/75 Brown Street

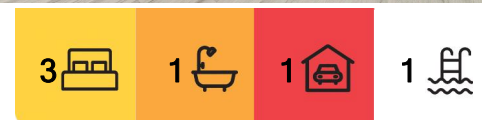
Spacious, Modern, Comfortable 3-Bedroom Townhouse - Move-In Ready!

Step into this stylish, newly refreshed 3 bedroom, 1 bathroom + townhouse. Perfect for anyone seeking a fresh start in a beautiful, move-in-ready home. Recently painted throughout, this townhouse radiates a clean and inviting ambiance, while the carefully selected quality flooring adds an elegant, durable finish. This property suits the needs of all types of buyers from investors looking to add to their property portfolio, a family needing room to move, or a couple wanting extra space. This inviting home boasts all the conveniences you could want with the added luxury of a fully fenced, private yard. Simply ideal for outdoor enjoyment with space for pets and for the family to play.

Comfort and practicality best describes this property, making it easy to settle in and start enjoying the space from day one. With three well-sized bedrooms, there's room for everyone to unwind, and the open layout maximizes light and flow, perfect for relaxing or entertaining.



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
Under Contract

View
ljhooker.com.au/2NKTF3E

Contact
Catherine Nutt
0433 247 690
catherine@ljhbroadwater.com.au

LJ Hooker Broadwater
(07) 5537 1311

Property features include:-

- Freshly painted throughout
- Easy care, high quality vinyl flooring in the downstairs living areas
- Brand new, plush carpet in the upstairs bedrooms
- 3 good sized bedrooms, one bathroom with an additional WC downstairs for convenience
- All bedrooms are on the second level with the living area downstairs
- Airconditioning in the living area and the master bedroom plus fans
- Separate lounge and dining area
- Kitchen overlooking the greenery of the private yard
- Resort style swimming pool with plenty of room to relax
- Ample visitor parking within the friendly community complex
- Experienced onsite manager
- Reasonable body corporate levies
- Walk to the local primary school

Financial information:-

- Rates: \$2600 per annum as an investment. \$2200 per annum for owner occupiers
- Water rates: approx \$420 per quarter
- Body Corporate levies: \$77 per week
- Weekly rental income \$700 - \$730 per week

This townhouse won't stay on the market long! Whether you're looking for a new family home or a sound investment, this property offers the ideal combination of style, convenience, and low-maintenance living. To schedule an inspection contact the local agent Catherine Nutt on 0433 247 690, or check online for open home times.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Catherine Nutt Realty Pty Ltd Licence No 4047862 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.



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More About this Property

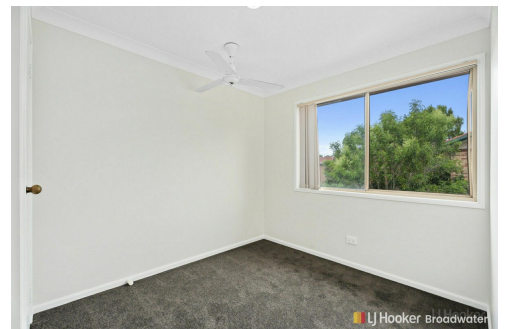
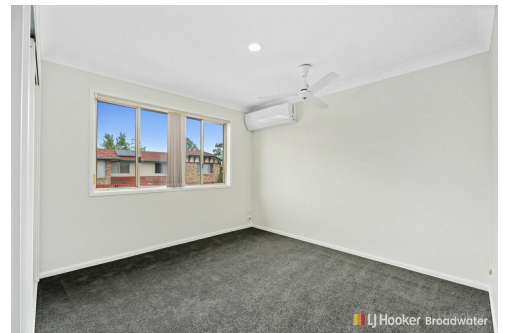
Property ID	2NKTF3E
Property Type	Townhouse
House Size	135 m ²
Including	Air Conditioning Toilets (2) Pool

Catherine Nutt 0433 247 690

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
catherine@ljhbroadwater.com.au

LJ Hooker Broadwater (07) 5537 1311

64 Frank Street, LABRADOR QLD 4215
broadwater.ljhooker.com.au | accounts@ljhbroadwater.com.au



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73/75 BROWN STREET, LABRADOR

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Internal: 112m² | External: 3m² | Total: 115m²

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