

## Labrador, 8/14 Central Street

**INVESTOR BEST BUY TOWNHOUSE - 2 MIN WALK TO WATER !**

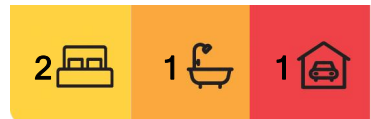
Presenting a brilliant entry-level purchase, this townhouse is located in a very small solid brick and tile complex of only 10 properties with only \$53 per week strata contributions. Located only 150 metres to the iconic Broadwater. Set back from the main street providing peace and quiet while in a very convenient location. Perfect property to add to your investment portfolio, neat, renovated, low holding costs and ideal location to see your capital grow! Certainly townhouses at this price point are the absolutely entry level.

Renovated and bright and airy, step inside to an open plan living/dining, large modern kitchen with ample cupboard storage and internal laundry, opening onto a common yard, perfect to sit and relax in the sun, or just for your clothesline!

Upstairs are two sizeable bedrooms both with built-in-robies and ceiling fans, the main bedroom with a private balcony. An impeccable main bathroom is also on this level, with



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**For Sale**  
UNDER CONTRACT BY Ana Tulloch

**View**  
[ljhooker.com.au/2NMFF3E](http://ljhooker.com.au/2NMFF3E)

**Contact**  
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**LJ Hooker Broadwater**  
**(07) 5537 1311**

large shower and separate toilet, for more convenient family living.

The complex features carport parking at the private rear block for one car. Public transport is literally a few meters from the entry, making connectivity super convenient. For astute buyers, this property makes the perfect investment opportunity, with high returns and low body corporate, currently leased with a wonderful tenant until July 2025 at \$550 per week.

Features:

- \* Hard wood flooring throughout for easy maintenance
- \* 2 sizeable bedrooms both with BIRs
- \* Modern kitchen with plenty of cupboard & bench space
- \* Split system air conditioning
- \* Open plan living/dining
- \* Impeccable bathroom with large shower
- \* Carport at rear for 1 car
- \* Ceiling fans throughout
- \* Security screens throughout
- \* Low maintenance
- \* Small complex of only 10 townhouses
- \* Walking distance to water, meters from public transport and all facilities
- \* Positioned in the most sought after area for investors/home owners alike
- \* Incredible access to Broadwater, Parklands and all infrastructure

The figures:

- \* Rented currently until July 2025 at \$550 per week with a great tenant
- \* Body Corporate: approx. \$53 per week
- \* Council Rates: approx \$2,600 per annum as investor
- \* Water Rates: approx \$1,330 per annum

Contact listing Agent, Ana Tulloch on 0439 343 432 for further details and inspections.

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 Ana Tulloch Realty Pty Ltd Licence No 3998095 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

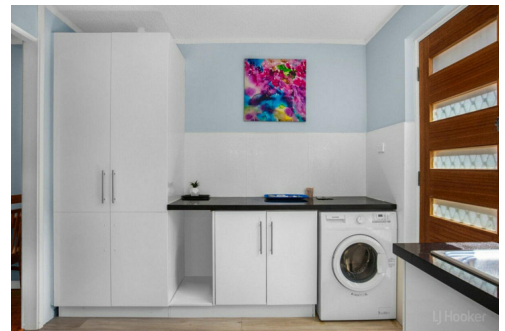
Property ID	2NMFF3E
Property Type	Townhouse

**Ana Tulloch 0439 343 432**

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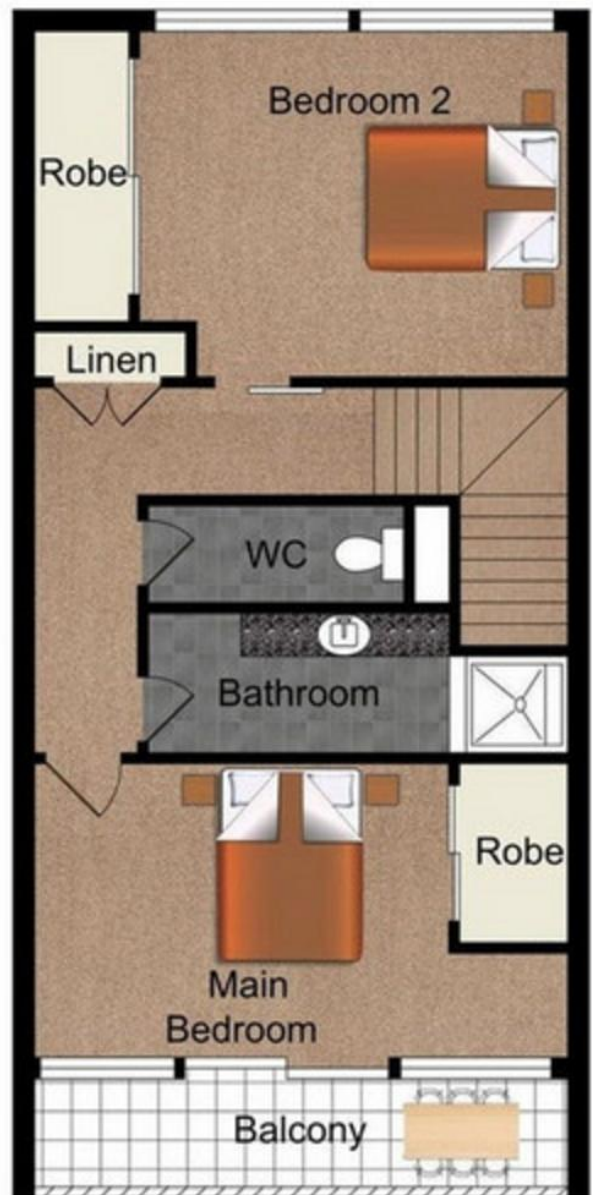
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