

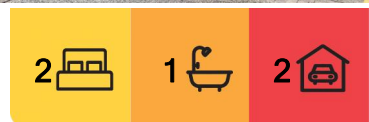


Labrador, 8/71 Olsen Avenue

ONE LEVEL CENTRAL VILLA WITH PRIVATE FRONT & BACK YARDS

Be smart and secure this unique opportunity for investment or live in! Just listed this property offers single level renovated home with lofty ceilings, plenty of light and space with private front yard and backyard and plenty more. Located in on of the most sought after areas on the Gold Coast close to everything! Hospital, University, Harbour Town Shopping Centre, public transport at door step...is the place to live or invest at a very affordable price...still.

The extra high ceilings provide additional space and light and the owners have cleverly designed a mezzanine floor for extra space (kids play area, home office). Warm and beautiful timber floors throughout and new carpet in the second bedroom will certainly make you feel at home straight away. This property has been upgraded with new electrical and a large kitchen which is the heart of the house. It really feels like home with a full private, sunny enclosed front yard, secured enclosed insulated garage for one car and



For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NUGF3E

Contact
Ana Tulloch
0439 343 432
ana@ljhbroadwater.com.au



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extra open space side-by-side for a second car.

At the rear you will find another enclosed and private patio with grassy area with its own door to access the communal recreational pool, perfect for that quick dip without the hassle. Townhouse 8 is a corner property offering more privacy and direct access to park and pool from your own backyard door.

- * 2 large bedrooms with BIR (one has access to backyard)
- * Large functional kitchen upgraded with new appliances and more
- * Mezzanine floor over kitchen for kids playroom/office or just extra space
- * Split system air-conditioning in living and ceiling fans in bedrooms
- * Front and rear patios
- * Full privacy from neighbours
- * Low Body corporate \$82 NETT per week (including insurance)
- * Full bathroom with bath, laundry and separate toilet
- * Rental appraisal on \$740 per week
- * Convenient location
- * Council Rates approx \$2,050 per year

Please call Ana Tulloch on 0439 343 432 or email to organise viewings.

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.

More About this Property

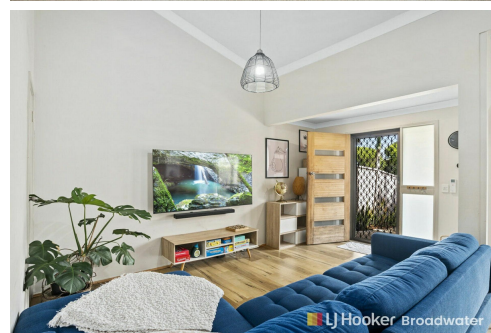
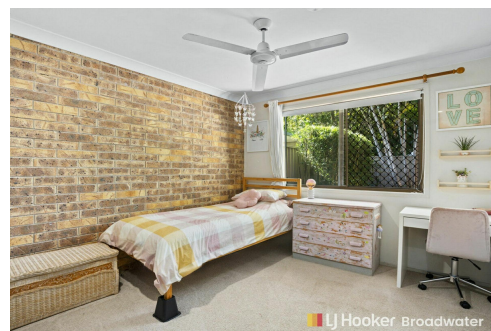
Property ID	2NUGF3E
Property Type	Townhouse

Ana Tulloch 0439 343 432

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

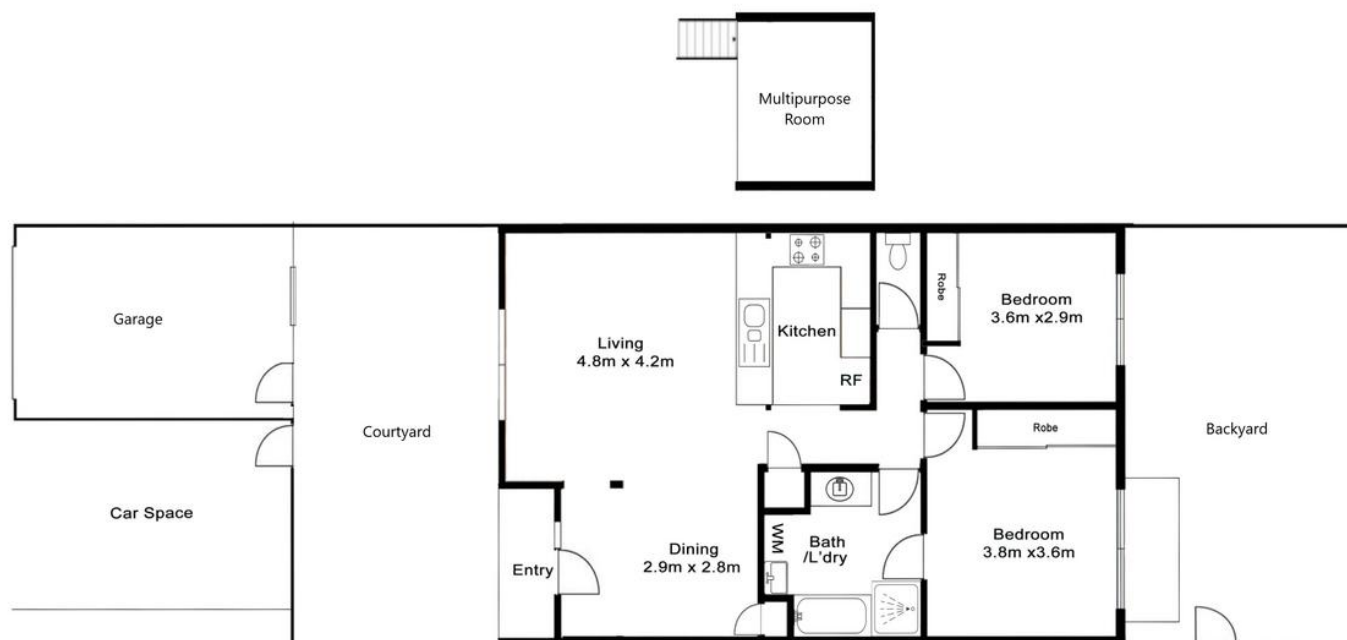
LJ Hooker Broadwater (07) 5537 1311

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



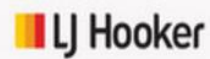
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Plans shown are only indicative of layout. Dimensions are approximate.



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