



Labrador, 9/79 Government Road

RENOVATORS DREAM TOWNHOUSE in IDEAL LOCATION

Auction Location: LJ Hooker Broadwater - 64 Frank Street, Labrador

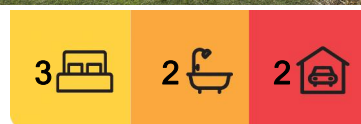
Fantastic opportunity presents to secure a property with great location and loads of potential.

Two-storey townhouse with nice North facing yard on elevated grounds in a small complex complete with pool and plenty of carparks. Offering privacy and a very low body corporate of only \$58 per week.

If you're a savvy renovator or have a vision for creating your dream home, this property offers you the chance to unlock its full potential. With its ideal location, just a short walk from the local primary school, daycare facilities, Norm Rix Park, and a wide variety of shopping centers and amenities, this home is the perfect canvas for transformation.



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
UNCONDITIONAL CONTRACT

View
ljhooker.com.au/2NSXF3E

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

LJ Hooker Broadwater
(07) 5537 1311

The property boasts great bones and is situated in a highly sought-after area. Due to the seller's circumstances, this home is being sold under Auction terms. For peace of mind, Pest and Building Reports are available upon request.

Its floorplan is ideal for families with a spacious central kitchen, open plan into dining while lounge room flows onto the rear North facing and large backyard. Perfect for outdoor entertainment, which can be conveniently fenced in for privacy.

A separate laundry with extra toilet has internal access to the single remote controlled lock-up garage. The property has an additional designated and numbered car park, conveniently located directly opposite the townhouse.

Upstairs, you will find three well-sized bedrooms, all with built-in robes and split-system air conditioning. The main bedroom is overlooking the backyard with a recently built spacious balcony and ensuite. 2 additional good size bedrooms share a family bathroom with separate toilet to enhance convenient and practical living.

Featuring:-

- * 3 bedrooms with built-in-robes (Master with ensuite and rear balcony)
- * 2 bathrooms (3 toilets)
- * Large laundry room (or customise to build a perfect powder room and separate laundry)
- * Large under stairs storage room
- * Kitchen with open plan design to dining section
- * Living room with rear yard access
- * 2 cars - single garage with additional 2nd carpark opposite
- * Great sized backyard with the option to fence it for privacy (as per most others in the complex)
- * Inground swimming pool in complex
- * Plenty of additional parking space for visitors
- * Very private complex in elevated grounds and great location for connectivity and amenities

The Numbers:

- * Body Corporate: around \$58 per week
- * Council Rates: Around \$2,400 per year
- * Water Rates: Around \$1,400 per year

With its prime location, this home offers easy access to public transport and major roads, ensuring a hassle-free commute to work or school. The property is now vacant. For more information please contact Ana Tulloch on 0439 343 432.

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.



LJ Hooker Broadwater
(07) 5537 1311

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.

More About this Property

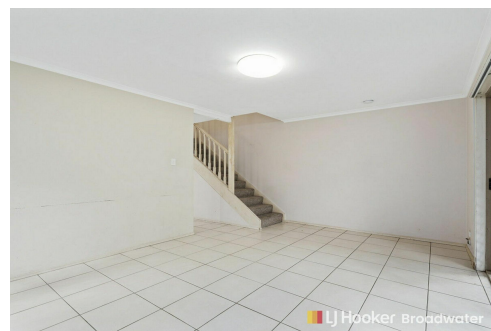
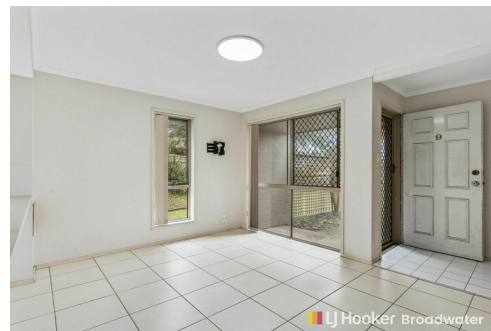
Property ID	2NSXF3E
Property Type	Townhouse
Including	Ensuite Toilets (3)

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



LJ Hooker Broadwater
(07) 5537 1311

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.



9/79 GOVERNMENT ROAD, LABRADOR

 3  2  2

Internal: 126m² | External: 12m² | Total: 138m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

