



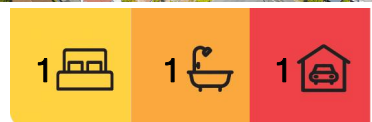
Labrador, 2/173 Muir Street

Large Ground Floor One Bedroom Unit - Prime Labrador Location

Discover the perfect blend of comfort and outstanding potential in this delightful ground floor, one-bedroom, one-bathroom unit, located in a small block of just six units.

Boasting a larger-than-average open plan layout, this unit offers a spacious living environment that seamlessly connects to the full size kitchen. The bedroom and bathroom are both generously proportioned, ensuring you have the space you need to feel like home. You can step outside to your own patio area where you can unwind and enjoy the fresh air.

This older-style unit is not only ideal for those looking to move straight in but also presents an excellent opportunity to purchase a renovator, making it a great addition to your investment portfolio or to make this your dream home. With the added convenience of a single lock-up garage, you'll have secure parking. The unit is currently tenanted on a



For Sale
\$445,000 - \$475,000

View
ljhooker.com.au/2NFTF3E

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



LJ Hooker Broadwater
(07) 5537 1311

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periodic lease.

173 Muir Street Labrador is a rare opportunity for investors or future developer to buy two 1 bedroom units and a 2 bedroom unit making that three units for sale in the same block in a much sought after part of Labrador!

This opportunity extends to owner occupiers or investors looking to purchase a single unit.

Situated close to all amenities, including the stunning Broadwater, vibrant cafes, restaurants, and shopping centers, you'll enjoy easy access to public transport and the M1. Plus, the low body corporate levies make this property even more attractive.

Property Features Include:

- * 71 m2 floor area
- * Fan and air-conditioning
- * Usable balcony off the lounge room
- * Secure locked garage
- * Block of only 6 units
- * Low body corporate levies
- * Separate Toilet

Financials:-

- * Current rental estimate \$450 - \$500 per week
- * Periodic tenancy in place
- * Rates \$1300 per half year
- * Shared water levies
- * Electricity paid per useage
- * Low body corporate fees

Don't miss out on this fantastic opportunity-contact the local agent, Catherine Nutt today to arrange a private viewing!

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

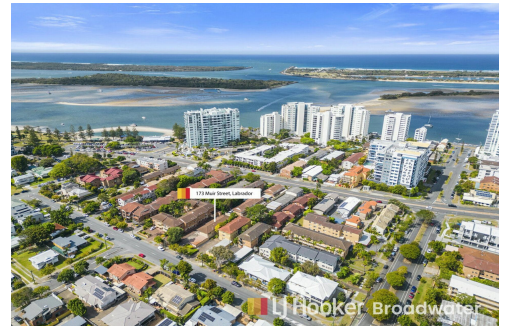
Property ID	2NFTF3E
Property Type	Unit
House Size	71 m ²
Land Area	759 m ²
Including	Toilets (1)

Catherine Nutt 0433 247 690

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

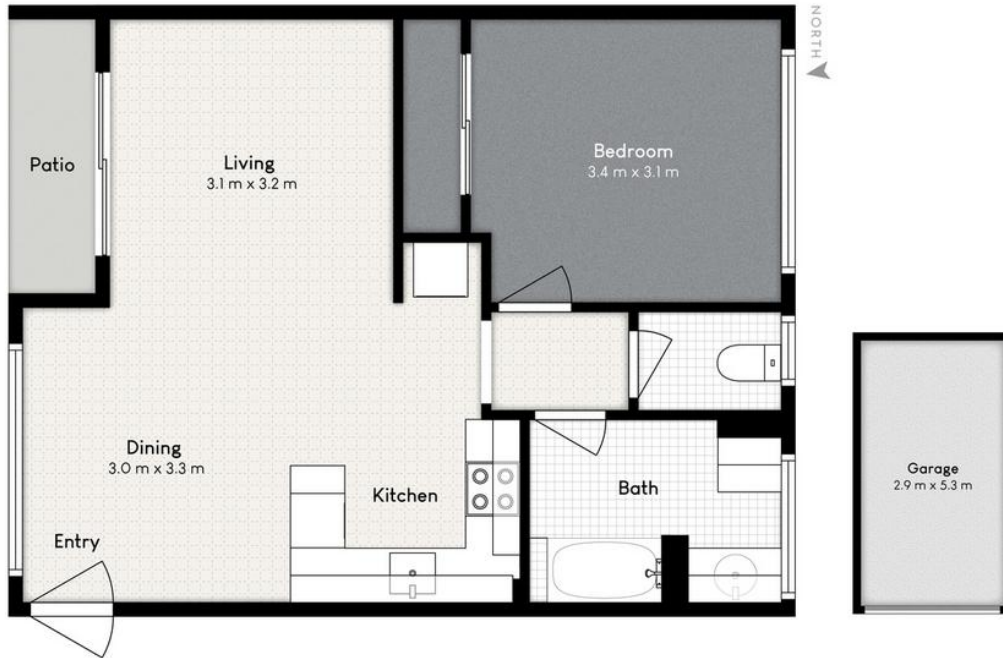
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2/173 MUIR STREET, LABRADOR

 1  1  1

Internal: 51m² | External: 4m² | Total: 55m²

 LJ Hooker Broadwater 