



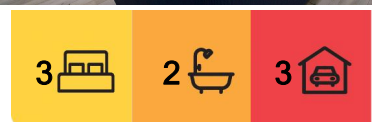
## Labrador, 1/2 Brown Street

### IMMACULATE ONE LEVEL VILLA IN PRIVATE COMPLEX

Located in a secure complex within walking distance of the local shopping centre, this solid brick-and-tile villa offers the ultimate convenience-all on one level. Immaculately presented with beautiful timber-look tiles throughout, this home boasts open-plan living spaces designed for comfort and style.

Private, secure, and surrounded by a generous yard, it offers the feel of a standalone house. A rare opportunity in one of the most sought-after locations on the Coast, this property is perfectly positioned with public transport at your doorstep.

The open-plan living and dining area seamlessly connects to a modern kitchen, featuring ample cupboard space, a breakfast bar, and a dishwasher. Step outside to the large covered alfresco area-ideal for entertaining or simply unwinding in privacy.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2NRNF3E](https://ljhooker.com.au/2NRNF3E)

**Contact**  
**Ana Tulloch**  
0439 343 432  
[ana@ljhbroadwater.com.au](mailto:ana@ljhbroadwater.com.au)



**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.

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

With three spacious bedrooms and two stylish bathrooms, this home is move-in ready, allowing you to enjoy an enviable lifestyle or capitalize on a fantastic investment opportunity.

Features you will love:-

- \* Currently tenanted with a long term tenant until August 2025 paying \$710pw
- \* 3 generous style bedrooms all with built in robes and ceiling fans
- \* Master bedroom with ensuite
- \* Third bedroom with separate access, can be used as an office
- \* Main bathroom with full bath
- \* Entertainers kitchen with loads of cupboard space & separate pantry
- \* Breakfast bar, dishwasher & stainless steel appliances
- \* Full laundry with indoor hanging line
- \* Large linen press
- \* Large covered outdoor patio
- \* Split system air conditioning & ceiling fans
- \* Timber look tiles
- \* Security screens throughout
- \* 1 Single lock up garage + 1 allocated outdoor space for a second car.
- \* Solar panels (10 )
- \* Body Corporate around \$83 per week (sinking fund, admin fund, insurance)
- \* Council Rates around \$2,400 per year
- \* Water Rates around \$1,400 per year

Amenities include:

- \* Inground pool
- \* BBQ facilities
- \* Gated secure complex
- \* Visitors carpark

This property must be seen, call Ana Tulloch on 0439 343 432 to arrange your personal inspection.

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

<b>Property ID</b>	2NRNF3E
<b>Property Type</b>	Villa
<b>House Size</b>	157 m <sup>2</sup>

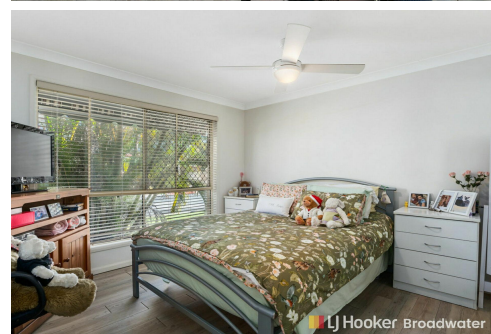
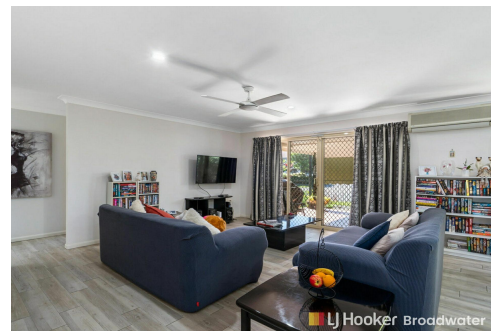
**Ana Tulloch 0439 343 432**

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |  
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1/2 Brown Street, Labrador

Internal: 137m<sup>2</sup> | External: 20m<sup>2</sup> | Total: 157m<sup>2</sup>

Ana Tulloch  
0439 343 432

 **LJ Hooker**

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