

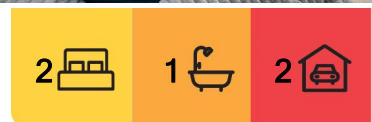
## Labrador, 71/170 Central Street

**SOLID ONE LEVEL VILLA CLOSE TO EVERYTHING -  
SIMPLY BEST BUY AROUND**

JUST LISTED. Here is your opportunity to secure a centrally located villa in a gated tranquil complex in the sought after and upcoming suburb of Labrador. Brick & tile one level home, with detached enclosed garage for 1 car + open space for second car.

This corner single level villa has a large living area with beautiful welcoming floorboards and two good sized bedrooms as well as a 2 way bathroom with separate toilet. Laundry room opens onto the side garden, drying court. Its large, fenced North facing backyard is the ideal space to enjoy outdoor all year round with its covered patio providing the perfect spot to dine and entertain.

Surrounded by all the amenities an astute buyer will desire including public transport at door step, schools, shopping centres, ALDI at walking distance, Griffith University and Gold Coast Hospital nearby and major road connectivity... whether you are looking for your



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2NU4F3E](https://ljhooke.com.au/2NU4F3E)

**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**

next home or investment here is an incredible offering you don't want to miss out, right in the heart of the Gold Coast, at an absolutely entry price.

The complex is secure, tranquil with 2 swimming pools, tennis court and BBQ areas with function room, all for a very LOW body corporate of only \$57 Nett per week including insurance.

The property features:

- \* 2 bedrooms with ceiling fans and BIR
- \* 1 original large bathroom with separate bath, shower & toilet
- \* Corner kitchen with breakfast bar and lots of cupboards
- \* Separate laundry room with side access to drying court
- \* Large, fenced yard on a corner block of 230 sqm with covered patio
- \* Single lock up garage (currently use as a 3rd room plus storage) + space for second car
- \* Downlights and ceiling fans
- \* Split system AC in living
- \* Security doors and screens
- \* Garden shed
- \* Floorboards and plush new carpets in bedrooms
- \* Only minutes to the Broadwater, Gold Coast University Hospital, Schools, Shops and Amenities and public transport at doorstep

The Numbers:

- \* Low Body corporate of around \$57 per week NETT including insurance (after discount)
- \* Rental Appraisal \$700-\$730 per week
- \* Council Rates around \$2,060 per year
- \* Currently owner occupier and can be available at anytime

Location:

50 m to local supermarket and convenience stores

50 m to the nearest bus stop

3km's\* to Gold Coast University Hospital

3km's\* to Griffith University

2.5km\* to Harbour Town Shopping Centre

1.4km's\* to Labrador Primary school

2.6km's\* to Southport State High School

3 min drive to Broadwater Beach and Parklands, Restaurants and cafes

5 min drive to popular Chirn Park and its cafe, Restaurant and boutique shopping precinct

This rare opportunity represents exceptional value- don't delay in calling the agent to book your inspection! Call 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.

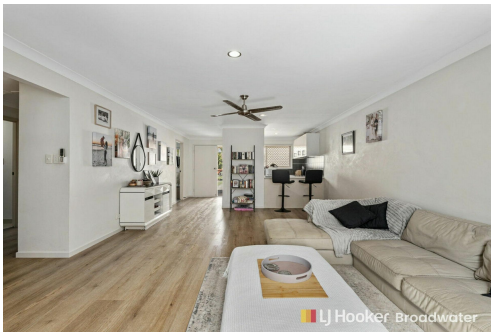


# More About this Property

Property ID	2NU4F3E
Property Type	Villa
Including	Air Conditioning Outdoor Entertaining Floorboards Built-in-Robes

**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.



71/170 CENTRAL STREET, LABRADOR

 2  1  1

Internal: 93m<sup>2</sup> | External: 26m<sup>2</sup> | Total: 119m<sup>2</sup>

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.

