

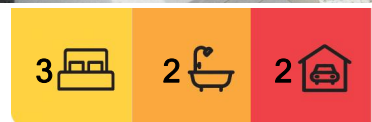


Labrador, 9/26 Government Road

OPEN HOME CANCELLED - STAND ALONE BEAUTIFUL VILLA IN BOUTIQUE COMPLEX

Extremely rare, modern, fresh and beautiful refurnished, brick and tile home offering a unique opportunity to secure a private and convenient lifestyle on a 359 sqm block of land with front and rear yards. Located in a quiet, well-maintained complex with low strata fees of just \$38 per week, this property is perfect for those looking for an affordable, standalone one level house with low maintenance. Alternatively with a tenant in place until November paying \$825 per week, it is exceptional buying for the savvy investor. Secure your home now!

Set back from the street, this property offers the perfect combination of privacy and convenience for your family. The fully fenced backyard provides ample space for a pool or additional landscaping, while the North facing patio has been reconditioned to create an inviting low maintenance space to relax and enjoy outdoor entertaining all year around.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NQ8F3E

Contact
Ana Tulloch
0439 343 432
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.

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(07) 5537 1311

Current owners renovated beautifully the property inside out, for the family to enjoy with warm and easy care timber flooring throughout, Open plan kitchen with stone tops , new appliances and plenty of cupboards. Both bathrooms are modern, fresh and well designed both with walk-in showers plus small bath perfect for little ones!. Master bedrooms offers great walk-in robe while and ensuite. Another great feature is the separate good space laundry with access to rear yard. Enclosed garage for 2 cars plus additional 3rd car in driveway if required and visitor's car right in front of the property.

Just a 12 min walk to Broadwater beaches, Parklands, restaurants to enjoy all what the Gold Coast has to offer.

Features you will love:

- * 3 bedrooms all with North facing windows
- * Master with WIR, split system AC, ceiling fan & ensuite
- * 2 additional rooms with BIRs, split system AC & ceiling fan
- * Modern kitchen with dishwasher & servery window
- * Family bathroom with separate bath & shower
- * Good size laundry opening to backyard
- * 2 car garage with electric roller door
- * Additional open car space in driveway
- * Completely separate one level, solid brick & tile home (no sharing walls)
- * Block of land 359 sqm
- * Reappointed and painted roof tiles
- * New electrical and downlights
- * Quiet setting away from road, yet super convenient location
- * Timber look flooring throughout
- * Ceiling fans throughout
- * Open plan living/dining leading to private North facing front patio
- * Security screens throughout
- * Fantastic fully fenced backyard

The Numbers:

- * Extremely low BC of approx. \$38 per week (or \$1,980 per year NETT)
- * Currently tenanted until November 2025 at \$825 per week
- * Council Rates approx. \$2,100 per year
- * Water Rates around \$2,000 per year

This is an affordable and exciting opportunity for buyers seeking privacy, comfort, and long-term capital growth potential. Don't miss out on this unique property-your dream home or investment awaits!

Contact Ana Tulloch on 0439 343432 to arrange private 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



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own independent advice.

More About this Property

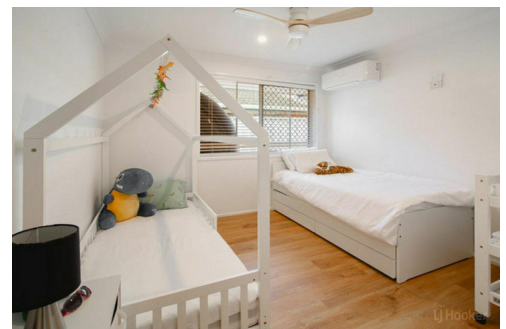
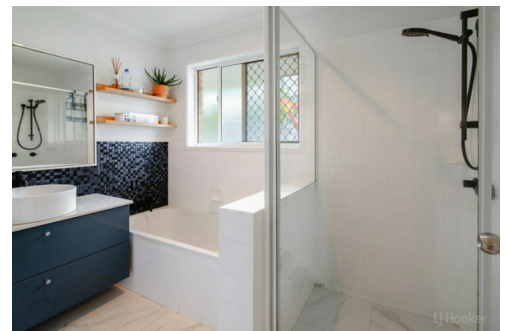
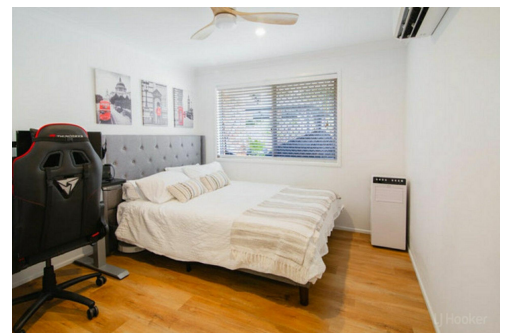
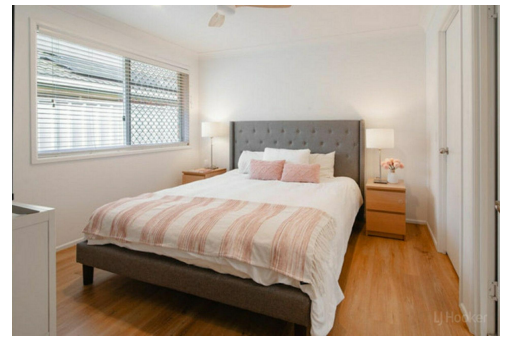
Property ID	2NQ8F3E
Property Type	Villa
Land Area	359 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher

Ana Tulloch 0439 343 432

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
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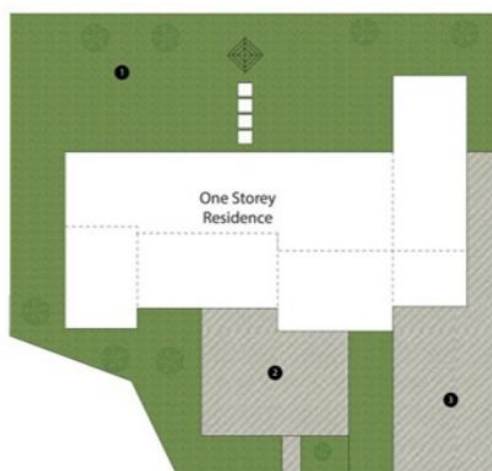
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LEGEND

- 1. Grassed Yard
- 2. Patio
- 3. Driveway Parking

SIZES AND DIMENSIONS AREA APPROXIMATE, ACTUAL MAY VARY
PLAN BY TOTAL INSPECTIONS



Unit 9/26 Government Road, Labrador 4215

3 3 2.5 134.29 m²