

**ID:21132257/64 Brown Street, Labrador, Qld 4215**



**Duplex/Semi-detached For Sale**

Friday, 3 May 2024

ID:21132257/64 Brown Street, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Karen Buckley  
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## Buyers over \$618,000

Fantastic single level home. 64 brown Street, Labrador Close proximity to the Gold Coast University Hospital & Light rail, making this an ideal choice for first home buyers, downsizers, retirees, or savvy investors. This spacious single-level home is nestled within a serene boutique complex, offering peace and quiet just a short walk to many excellent shops and the local Aldi. A solid brick n title home that has stood the test of time, low maintenance inside and out, just waiting for you to add your own personal touch to complete your comfortable affordable home. Available to move in and enjoy your own private fenced yard for your family or pets. If you're looking for investment there are great tenants who would love to renew their lease and stay giving the savvy investor rent from day one. Highlights: Covered front entry provides all weather access Spacious open-plan living and dining area Centrally located kitchen with ample counter space complete with large pantry Three generous bedrooms, built-in double robes Master bedroom features a two-way bathroom, garden views, built-in robe Undercover front patio to sit and enjoy a coffee with friends Separate laundry with convenient side access Single garage with an additional parking space for a 2nd car Internal garage access to the home Private rear fenced yard great for the kids or pets Enjoy a shared tropical swimming pool Low body corporate fees of approx. \$ 90 Per week, includes insurance. Low-maintenance grounds within a secure and gated complex Ample visitor parking available Solid brick and tile construction ensures durability Rent per week \$ 650.00 Location: Close proximity to Harbour Town Shopping Centre, Australia Fair, Aldi, and a short drive to the Broadwater, beaches, and parks Centrally situated, offering easy access to all the Gold Coast has to offer, with Surfers Paradise just 15 minutes away An ideal property for downsizing couples seeking privacy, low-maintenance living, security, and close proximity to shopping amenities. With easy access to local amenities, schools, parks, and public transport options. Labrador offers a vibrant lifestyle, with nearby cafes, restaurants, and shopping precincts only a short 5 min walk...don't wait, call the listing agent for your private inspection. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. (Listing ID: 21132257 )