


**60/75 Brown Street, Labrador, QLD, 4215**

 **LJ Hooker** Broadwater

**Townhouse For Sale**

Saturday, 30 November 2024

60/75 Brown Street, Labrador, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Not the Average 3 Bedroom Townhouse - This is a True Hidden Gem

Nestled in a serene and private location within a complex community, is this one-of-a-kind three-bedroom townhouse offering a lifestyle of tranquillity and beauty. From the moment you approach along the inviting entrance, you're given a tantalizing hint of what lies beyond.

Step inside to discover a home that feels like a secret retreat. The outdoor space is something special—a true secret garden where nature thrives and the world feels miles away backing onto Australian bush and Biggera Creek, this property promises peace, quiet, and absolute privacy, with no neighbours in sight once you're through the front door.

Downstairs, the spacious layout includes a separate lounge and dining area, complete with air-conditioning in the living room for year-round comfort. The living space flows effortlessly to a shaded entertainment area, ideal for hosting gatherings or enjoying quiet evenings. Beyond, a large, manicured, and fully fenced yard provides a private oasis for relaxation or play and the greenery continues with a magical outlook over bushland which gives a feeling like you could be holidaying in the countryside. Take a load off relax and enjoy watching the ducks on the creek and listening to the bird songs.

Upstairs, the airconditioned master suite is a true highlight, larger than average and boasting stunning views over the garden and the tranquil, bush beyond. The other two bedrooms are generous in size, with built-in wardrobes and ceiling fans for added comfort. The third bedroom offers flexibility, perfect for use as a home office or workspace to suit your lifestyle for those who don't need a third bedroom.

If this sounds like the dream you've been waiting for, don't hesitate—homes like this are rare, and this opportunity won't last. Secure your private viewing today or check for advertised open home times and experience for yourself the charm and serenity that makes this property truly unforgettable.

Features Include:-

- Larger than average block at 170m<sup>2</sup> with 111m<sup>2</sup> internal +23m<sup>2</sup> external
- 1994 Build
- 3 generous bedrooms all with fans and built in robes, airconditioned master
- Upstairs bathroom with a separate, full size bath and shower
- Separate laundry and toilet in the downstairs area
- Resort style swimming pool with plenty of room to relax and unwind
- Plenty of visitor parking within this friendly community complex
- Experienced onsite manager who maintains the common grounds and pool area
- Reasonable body corporate levies @ \$77.00 per week
- Walk to the local Labrador primary school
- Walkway close at hand which will take you to Harbourtown Premier Shopping Precinct
- Just 20 minutes walk to the famous Charis where you can enjoy daily Pelican feeding
- Easy walk to the Grand Hotel where there's a choice of 3 restaurant

Financial information:-

- Rates: \$2600 per annum as an investment. \$2200 per annum for owner occupiers
- Water rates: approx \$420 per quarter
- Body Corporate levies: \$77 per week
- Rental estimate TBA

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