

1/12 Jannie Ct, Labrador, QLD 4215

Under Contract

Duplex 2  1  1 



## Charming Single-Level Duplex in a Prime Coastal Location

This tidy, single-level duplex presents an excellent opportunity for first home buyers, downsizers, or investors seeking a well-positioned property in a sought-after coastal suburb. With the flexibility to create a third bedroom, this home combines comfort, practicality, and potential.

**Open for Inspection**

By Appointment.

### Comfortable and Practical Layout:

The home currently offers two bedrooms, each with built-in wardrobes and ceiling fans, and the option to add a third bedroom if needed. The modern kitchen features quality appliances, ample storage, and a functional layout. A fully fenced yard provides an ideal space for outdoor entertaining or relaxation.

A separate laundry area adds practicality, and air conditioning in the main living area ensures year-round comfort. The bathroom is ready for your personal finishing touches.

### Property Features:

- 2 bedrooms with ceiling fans, option to add a 3rd
- 3x Storage sheds
- Air-conditioned Living and Master
- Modern, well-equipped kitchen
- Duel access bathroom
- Fully fenced, low-maintenance yard
- Single lock-up garage with additional driveway parking

### Additional Information:

- Rates: Approx. \$1,530 per year
- Water: Approx. \$1,200 per year
- Split Insurance: \$1,175 per year

### Location Highlights:

- Quiet cul-de-sac location, offering privacy and peace
- Close to Harbour Town Shopping Centre, Broadwater, local shops, and cafes

### Listed By

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