

2/16 Jannie Ct, Labrador, QLD 4215

Sold - 11/06/2025

Duplex 3 1 1 1



## Quiet, Convenient, and Low-Maintenance Living!

This tidy, single-level duplex offers an exceptional opportunity for first home buyers, downsizers, or investors seeking a well-positioned property in a sought-after coastal suburb.

Comfortable and Practical Layout:

The home features three well-proportioned bedrooms, each with built-in wardrobes and ceiling fans. The modern kitchen offers quality appliances, ample storage, and a functional layout, while the fully fenced yard provides a perfect space for outdoor entertaining or relaxation.

A separate laundry area enhances practicality, and air conditioning in the main living area ensures year-round comfort. The bathroom presents a blank canvas, ready for your personal finishing touches.

### Property Features:

- 3 bedrooms with ceiling fans
- Air-conditioned living/dining area
- Modern, well-equipped kitchen
- Bathroom ready for personal customization
- Fully fenced, low-maintenance yard
- Single lock-up garage with additional driveway parking

### Additional Information:

- Rates: Approx. \$2,500 per year
- Water: Approx. \$1,200 per year
- Split Insurance: \$1,180 per year

### Location Highlights:

- Quiet cul-de-sac location, offering privacy and peace
- Close to the Broadwater, local shops, and cafes
- Convenient access to Griffith University and Gold Coast University Hospital
- Excellent public transport links and quick access to major arterial roads

### Listed By

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**Open for Inspection**

By Appointment.

