

FREQUENTLY ASKED QUESTIONS 63 GORDON STREET, LABRADOR

Built	2025
Council rates	\$1,900 per annum. Approx
Water rates	\$1,100 per annum. Approx
Estimate Rental	\$1,350 - \$1,450 per week
Land size	269m ²
House size	151m ²
Easements	Yes - along the front of the property
Bin Day	Tuesdays
Car accommodation	2 car spaces
Extras	Ducted air-conditioning Vaulted Ceilings Brand new saltwater in-ground pool Premium oversized cooking appliances Hybrid Flooring
School Catchments	Labrador State School Primary, 40m Goodstart Early Learning Centre, 70m Southport State High School, 2.3km
Parks & Recreation	Normrix Recreation Park, 100m Nick Pavlis Dog Park, 460m Ian Dipple Lagoon, 840m The Broadwater, 840m
Shopping & Facilities	Labrador Park Shopping Centre, 620m The Grand Hotel, 790m Charis Seafoods, 820m Harbour Town, 1.4km Griffith University 2.8km
Medical	Gold Coast University Hospital, 2.5km Southport Day Hospital, 2.6km
Relevant Suburb Sales	9 Goss Avenue Labrador \$1,600,000 27 Harris Street Avenue Labrador \$1,435,000



McGrath

OFFER TO PURCHASE

This document gives the seller a clear indication of your intentions to buy. This document DOES NOT constitute a binding agreement to purchase a property. A contract of sale will be forwarded to you, if your offer is accepted by the seller.

PROPERTY ADDRESS

BUYER DETAILS

Buyer 1 Full legal name (incl. middle names) _____

Address _____

Email _____ Phone _____

Buyer 2 Full legal name (incl. middle names) _____

Address _____

Email _____ Phone _____

TERMS OF OFFER

Purchase Price \$ _____ Deposit \$ _____

Finance _____ Building and Pest _____ Settlement _____

Other conditions _____

BUYER'S SIGNATURE'S

Buyer 1 _____ Date _____

Buyer 2 _____ Date _____

Trust Account Details

Bank: Westpac Banking Corporation

Account name: Agent Pro Pty Ltd t/as McGrath Gold Coast

BSB: 034 279 A/C 593 936

Reference: Please use the street address of the property you are purchasing eg 12 Smith Street

Mark Saveall 0403 788 757 | MarkSaveall@mcgrath.com.au