

1/11 Annette Court, Labrador, Qld 4215

Sold Duplex/Semi-detached

Friday, 23 February 2024

1/11 Annette Court, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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\$800,000

If you are looking for a single level delightfully renovated duplex that offers a quiet sanctuary then welcome to 1/11 Annette Court, Labrador. This private and secure solid brick and tile home is located in a desirable quiet cul-de-sac street surrounded by an array of amenities, including schools, parks, local shops and local public transport. The residence boasts 3 bedrooms, 2 bathrooms and a great outdoor space perfect for the family pet or kids to kick a ball. In addition, the home accommodates for two vehicles plus space to the side boundary to potentially store your boat, trailer, jetski or caravan and there is plenty of off street parking. Beautifully presented with no body corporate fees, just shared insurance makes this abode an enviable opportunity to just move in and enjoy everything that Labrador has to offer.

Highlights - Newly renovated throughout, all the hard work has been done - Private and secure single level dwelling includes lockable gate to entry - 3 good sized bedrooms including built in robes - 2 beautifully appointed custom bathrooms includes caesarstone tops - Main bath includes bath and laundry - Master with ensuite aspect to private Zen garden - Bespoke custom kitchen with modern appliances including caesarstone tops - Hybrid timber flooring to living, kitchen and bedrooms - Split cycle air to living and ceiling fans throughout - Sheer curtains throughout, block out blinds to master - Room to accommodate 2 cars (1 single lock up garage, 1 car open space + potentially room for boat, trailer, caravan or jetski) - Plenty of off street parking - Low maintenance and fenced manicured gardens - No body corporate fees, just shared insurance - Convenient walking access to restaurants, shopping and other destinations including Harbour Town including premium outlets

Things we love about Labrador - You can hear the birds chirping in this quiet suburb. Labrador is in the middle of a regeneration with an increasing selection of restaurants, cafes, bars, shopping is emerging - Close proximity to Griffith university, Gold Coast private and public university hospitals - Beautifully tree-lined streets and parks surround this location retaining its original charm and character - The biggest drawcard is close proximity to our popular Broadwater offering waterside affordability - There is also numerous existing parklands, reserves and schools accommodating an evolving demographic that now leans towards young professionals, families, downsizers and first home buyers

Things to consider - No body corporate - Council rates per annum \$1,207 - Water rates per quarter \$350 - Insurance per annum \$1,157 - Rental appraisal - \$800 - \$825 per week

If you want to become the owner of this gorgeous Duplex then don't wait, call or text us today for a private inspection. Vikki: 0416 053 114 or Susan: 0433 149 895.