

**1/14 Gemma Gld, Labrador, Qld 4215**



**Duplex/Semi-detached For Sale**

Thursday, 9 November 2023

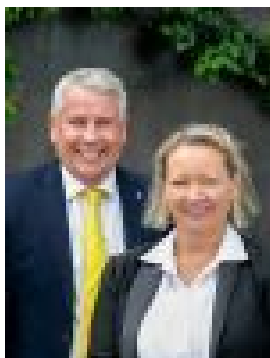
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Mike Roberts  
0418450540

## Auction

What an opportunity to purchase this rare freestanding duplex in a quite cul-de-sac offering a perfect blend of modern living and convenience. Featuring 3 spacious bedrooms, 2 well-appointed bathrooms, which has been recently painted inside and out. Open-plan living and modern kitchen with gas cooktop and dishwasher. Offering the convenience of a double garage & situated in the popular suburb of Labrador, this duplex is located in a prime location. Enjoy easy access to local amenities, including schools, shops, and public transport. Easy walk to Park and Broadwater with just a short distance away, offering a range of recreational activities for the whole family to enjoy.\* Freestanding 3 bedroom 2 bathroom double garage duplex\* Recently painted inside and out, as well as carpeted in bedrooms\* Large air conditioned combined living and dining\* Gourmet kitchen with gas cooktop, dishwasher and plenty of cupboards\* Master bedroom is air conditioned has ensuite and walk in wardrobe\* Other bedrooms with built in robes and ceiling fans\* Main bathroom with bath and separate toilet\* Auto Double garage with laundry facilities \* Large fenced yard ideal for children, pets and even a pool\* Walk to Labrador State School, Aldi and Labrador Park Shopping Centre\* Close to Harbour town, the Broadwater and not far to hospitals & Griffith Uni\* Only shared insurance (not body corporate)\* Will be vacant ready to move into or lease out\* Don't delay, as properties like this don't stay on the market for long!