

1/22 Robert Street, Labrador, Qld 4215

McGrath

Sold Duplex/Semi-detached

Thursday, 18 April 2024

1/22 Robert Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type:

Duplex/Semi-detached



Ben Fisher

0755014200

\$950,000

The Offer: When it's just as intimate with a party of four, or a party of 40... Tuscany meets Bali, and magic is created. Relaxed amidst the picturesque landscape, this exquisite European style villa, infused with strong Asian influence, is captivating. The perfect entertaining home, the villa's indoor/outdoor flow is enhanced by the undercover timber deck and balcony, immersing family and guests in a tropical enclave which is not only private but spacious and overlooks the surrounding gardens. A double-height entry foyer welcomes guests, while an elevated walkway creates a sense of openness and connection between the different levels of the villa. Timber floors add warmth and character to the living spaces, while ornate balustrades create a striking contrast of natural materials. The large central kitchen with pyrolytic self-cleaning oven and shaker style cabinetry connects an open living area to a relaxed dining space, all with a view of the outdoor balcony that's sheltered from the elements. Each bathroom has been created uniquely with repurposed French furniture and accented with bold copper-hued basins and faucets, while the powder room has its own special touch with a basin carved from Indonesian volcanic rock, and a bamboo-styled faucet made from sculpted brass. With multiple living spaces designed for relaxation and entertainment, this home can be a sanctuary of tranquillity or a beacon of energy. The seamless integration of Asian influence and European architectural elements elevates the villa to a truly unique and luxurious retreat, where modern comfort meets timeless elegance.

Highlights+ Huge primary bedroom with undercover balcony and views of the Broadwater+ Two comfortable guest bedrooms with built-in wardrobes+ Ensuite, main bathroom and powder room all renovated in a timeless rustic style+ Plantation shutters throughout take full advantage of the balance between, light, breeze and privacy+ Striking polished timber floors enhance the mystery and earthiness of the tones+ Ornate timber doors throughout+ Large separate laundry at the rear of the home leads out to side yard and clothesline+ Ducted air conditioning on both levels+ Ceiling fans in all bedrooms and living room+ Intercom+ Undercover wrap-around veranda with timber deck+ Tropical gardens including a banana passionfruit vine+ Large garden shed+ Single lock-up garage with off-street secure parking for a second vehicle+ Internal sensor alarm system+ Space for a lap pool or spa+ Len Fox Park, walkway and Broadwater only meters from doorstep+ Loders Creek boat ramp offers bridge-free access to the Broadwater and Pacific Ocean

Numbers+ 193m total area | 131m internal | 45m external | 17m garage+ 255m exclusive use land+ Rental appraisal \$850-\$925 per week+ Council rates \$950 per six months approx. + Council water \$380 per quarter approx.+ Common building insurance \$1,782 per year each

icing on the Cake: Nestled just a stone's throw away from the shimmering waters of the Broadwater, this enchanting spot promises locals a delightful blend of convenience and charm, with easy access to transportation, great schools, fabulous shopping, and mouth-watering dining options to add a touch of romance to everyday life.

Thinking real estate? We should talk! Call Ben, your mate in real estate.

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