

1/3 Kenmar Street, Labrador, Qld 4215



Duplex/Semi-detached For Sale

Wednesday, 13 March 2024

1/3 Kenmar Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 156 m2

Type:

Duplex/Semi-detached



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Submit Offers on or before 26/3/24

Located in the heart of Labrador, this modern contemporary duplex, built by renowned quality builders, boasts move-in readiness! Whether you're a first-time homebuyer, investor, downsizer, or simply seeking low-maintenance, convenient living, this stylish property can cater for all. This home has been lovingly cherished by my delightful sellers since they received the keys from the builders in January 2019. Brimming with a unique blend of excitement and nostalgia, they now eagerly anticipate the next chapter in their lives as their family and living dynamics evolve, the need for a larger nest beckons. The striking mono stringer staircase welcomes you inside, setting the stage for a seamless blend of contemporary design and practicality which characterises this property. Expansive living areas are bathed in natural light, fostering an inviting ambiance ideal for both relaxation and entertainment. Sliding stacker doors seamlessly link the outdoor alfresco area to your chef-worthy kitchen meaning you can enjoy effortless entertaining all year round. The designer kitchen steals the spotlight as the centrepiece of the home, featuring a generous 2.8m island bench illuminated by stylish pendant lighting, smooth soft-close cabinetry, sophisticated 20mm stone benchtops, and a handy water supply for the fridge. Each generously sized bedroom is outfitted with its own air conditioning unit, ceiling fan, and block-out curtains, ensuring year-round comfort. The king-sized master suite, positioned at the front of the home, offers a tranquil retreat and is conveniently separated by the main bathroom & ensuite. Modern bathrooms feature dual basins, frameless shower screens, and floor-to-ceiling tiles, adding to the contemporary allure of the residence.

Notable Features:

- 2.7m ceilings on the ground floor / 2.5m ceilings on the second - inviting an abundance of natural light
- Built-in wardrobes to all rooms with sliding mirrored doors, walk-in to master
- Striking mono stringer timber staircase
- Double lock up garage with convenient internal access
- Fully fenced low maintenance yard
- Office/study nook on both floors
- Split system air conditioning to all rooms
- Hard wearing stone like tile flooring to living areas
- Scorpio security screens to front and rear doors
- Deep linen cupboard for extra storage
- LED downlighting throughout
- 7.5kw solar system
- Compliant smoke alarms

Entertainment & Dining:

- Famed Charis Seafood - 4 minute drive
- Chirn Park (Musgrave Avenue) - 5 minute drive
- Harbour Town Premium Outlets & Eatery - 4 minute drive
- Marina Mirage Boutique Shopping & Waterfront Fine Dining - 14 minute drive

Recreation:

- Harley Park on the broadwater - 4 minute drive
- Broadwater Tourist Park - 7 minute drive
- GC Aqua Park - 10 minute drive
- Norm Rix Recreation Park - 4 minute drive
- Cos Zantiotis Playing Fields - 3 minute drive
- Musgrave Park - 6 minute drive

Amenities:

- Gold Coast University & Private Hospital - 9 minute drive
- Griffith University - 11 minute drive
- Harbour Town Premium Outlets - 4 minute drive
- Australia Fair Shopping Centre - 9 minute drive

****Times are approximates****

Year built: Late 2018 (2019 settlement)

Internal: 156m² **Outdoor entertaining:** 16m² **Land:** 187m²

Financials: Shared building insurance: \$1,159.96 approx annually
Council rates: \$978.96 approx. bi annually
Water rates: \$413.81 approx. per quarter (including water consumption from a family of 4)
Rental appraisal: \$950 - \$1,050/week (approx. 5.7% rental yield)

Submit an enquiry now to receive a copy of the Diligence Pack for this property or contact Craig McCallum on 0422 545 825 for further information today!