

**1/37 Botanical Drive, Labrador, Qld 4215**



**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

1/37 Botanical Drive, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Nicole Oosterweghel  
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## Offers Over \$680,000

When you enter this home, you see the open-plan, light & bright kitchen, living & dining room..... then you are 'WOW'D' by the stunning outdoor space. The epitome of indoor-outdoor living is centred around a large screened-in deck/porch. Set up a BBQ or simply lay back and enjoy the peace & serenity with no mozzies or flies! It's almost like entering a different world! You're surrounded by lush and mature plants and trees in this spectacular garden. Positioned in one of the best streets in Labrador, this meticulously looked after property is not to be missed. This home won't last long in this market and with nothing to do but move in. Make sure it's on your list to inspect!

**FEATURES INCLUDE:**

- 2 Spacious Bedrooms with BIR & Fans
- Functional Kitchen - white & bright
- Bathroom with Separate Bath & New Sink
- Separate & New Toilet
- STUNNING Screened in Deck with 'mood-lighting'
- Beautiful, Mature Gardens
- Fully fenced yard.
- Single lock-up garage with New Motor & New Insulation
- Fresh Paint Throughout
- Solar Hot Water System (Huge!)
- New Hardware on all Doors, Taps & Cupboards
- Near new Stove Top & Oven
- New Gutters
- New Roof-Clips (leak prevention)
- New Washing Line Frame
- New Split-Cycle Air Conditioner
- New Front & Back Doors
- New Compliant Smoke Alarms Throughout
- NO BODY CORPORATE - shared building insurance only.\*

A Beautiful Stone Table & 2 Matching Stone Benches Stay with this property! Whether you are a first honest buyer, downsizing or an investor, this low-set property is not to be missed. Located within a short walking distance to the Gold Coast University & the Gold Coast University Hospital. Across the road from Southport Sharks and a stones-throw away from the cafes & restaurants of Chirn Park. Public transport is at your doorstep and the Beautiful Broadwater is only minutes away. For further information about this exciting property, or to arrange a private inspection, contact Exclusive Agent, Nicole Oosterweghel on 0424 784 284

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