

**1/38A Middle Street, Labrador, Qld 4215**

WILLCOX

**Duplex/Semi-detached For Sale**

Thursday, 4 January 2024

1/38A Middle Street, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 163 m2**

**Type:**

**Duplex/Semi-detached**



Rhys Gordon  
0407000749

## CONTACT AGENT

Nestled in a highly sought-after locale, this meticulously maintained two-story duplex epitomises sophistication and enjoys a prime position in close proximity to the picturesque Labrador Broadwater. Crafted in 2011, this expansive three-bedroom residence is not only an exemplary first property but also seamlessly integrates into a discerning investor's portfolio. The property's allure is heightened by a secluded and private rear covered deck that seamlessly extends to a low-maintenance yard, providing an idyllic space for relaxation. The entrance, adorned with a captivating combination of elegant paving and a carefully tended garden, makes a lasting impression on guests and fulfills a spectrum of desirable criteria. This property is an outstanding opportunity for astute buyers. The property has undergone a vibrant internal re-paint accompanied by new carpeting throughout. Key Features:- Three spacious bedrooms upstairs, all featuring built-in wardrobes- Master retreat with a walk-in-robe, ensuite, and an outlook over the rear garden- Contemporary kitchen equipped with quality appliances and modern design- Generous casual living areas seamlessly flowing from the kitchen, living, and undercover outdoor patio- Covered outdoor entertainment area with a timber deck- High ceilings, creating a sense of volume, light, and space- Low-maintenance landscaped gardens- All rooms are air-conditioned promoting relaxation, complemented by ceiling fans throughout- Single lock-up garage with additional security features- Security screens on doors and windows- A rear utility shed for storage & yard accoutrements- Joint insurance policy - No Body Corporate fees Conveniently positioned in proximity to Charis Seafood, Broadwater parks and walkways, a boat ramp, and public transportation, this residence provides easy access to diverse amenities. Noteworthy shopping destinations such as Metro Market, Harbour Town, and Australia Fair Shopping Centre are also within a short distance. The M1 Helensvale is approximately 8.5km away. This property represents an exceptional blend of elegance, functionality, and investment potential. Private inspections welcomed. Open for inspections on Saturdays & Sundays. Contact listed agent Rhys Gordon for further information.