

**1/50 Botanical Drive, Labrador, Qld 4215**



**Duplex/Semi-detached For Sale**

Friday, 19 January 2024

1/50 Botanical Drive, Labrador, Qld 4215

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Awaiting Price Guide

,,,,, this property has a (Very Large) Converted 3rd bedroom, Study or 'Bonus Room'!!. The Garage has been professionally and tastefully converted & is currently being used as a 3rd Bedroom! Complete with its own sliding door access, built in robe and new air conditioner! The options are endless - it would work as a rental space, teenage retreat or in-laws accommodation! Welcome to 1/50 Botanical Drive Labrador.! This extremely unique property is guaranteed to impress both Nesters & Investors alike. Backing onto Phil Ryan Reserve, this home is located in a serene neighbourhood & positioned on one of the most desirable streets in Labrador. The 'No Through Road' ensures you a quiet and peaceful home life, and with all of the updates & inclusions, you won't need to leave home!. We are proud to present this beautifully updated Duplex - with your very own TROPICAL IN-GROUND POOL! This 'one of a kind' property is waiting to become your new home. Here are just a few highlights that make this property truly remarkable: 1. Spacious Bedrooms: Enjoy the luxury of 3 generously sized bedrooms, offering ample space for relaxation, restful sleep, and personalised décor. 2 of which are carpeted and the 3rd has flooring of wood-look vinyl tiles. Whether you're looking for a peaceful sanctuary or a versatile home office, these rooms provide the flexibility you desire. New Air Con in 3rd Bedroom. 2. Inviting Common Areas: Step into the inviting living room, (complete with a new air conditioning unit) perfect for entertaining guests or simply unwinding after a long day. The open layout seamlessly connects the living area with the kitchen & the adjacent dining space. The sliding door leads out to the covered patio. This creates a harmonious indoor-outdoor flow that's ideal for hosting family gatherings and creating lasting memories. 3. Fully Equipped Kitchen: Embrace your inner chef in the thoughtfully designed kitchen. Complete with modern appliances, ample cabinet & prep space, and stylish countertops. Prepare culinary delights with ease. You have the convenience of using either the breakfast bar, which easily fits four bar stools, or the dining table. This space offers an abundance of convenience and functionality. 4. Serene Bathroom: The well-appointed bathroom provides a tranquil oasis where you can rejuvenate and pamper yourself. Featuring updated, contemporary fixtures, a brand new shower, separate bath for soaking and a soothing atmosphere, it sets the stage for relaxation and self-care. The separate toilet ensures you won't be interrupted whilst pampering yourself! 5. Outdoor Delight: Enjoy entertaining in your private, fully fenced outdoor area, have a dip in your tropical, in-ground pool (Which is fitted out with a new pump & chlorinator) & step into the air conditioned comfort of spacious new home. This type of indoor-outdoor living is rare in a Duplex Step outside and revel in your private outdoor Oasis. Fully Fenced with a new Colorbond Fence. This Ample yard is larger than many houses & has 3 distinct areas. The front of the yard has plenty of room for the kids to play, a swing-set or a large trampoline. There's enough room to add a gate to the fencing and store a boat, JetSki or more off-street parking. The middle section is a covered patio, perfect for a BBQ & seating area and runs directly off the sliding door in the Living Room. It's a great indoor-outdoor flow. The rear of the yard has your own private tropical in-ground pool! A unique feature that is rare to find in a Duplex! This yard is designed for entertaining in your own little piece of heaven! Don't forget the New Garden Shed for Extra Storage! 6. Convenient Location: Situated in a prime location and backing onto a reserve, this Duplex offers easy access to nearby amenities such as The Gold Coast University Hospital, the Gold Coast University and Southport Sharks Centre are all within easy walking distance. Multiple shopping precincts, parks, cafes, restaurants, the beautiful Broadwater, Surf Beaches and excellent schools are a 'stones-throw' away. Commuting is a breeze with convenient transportation options close by. NO BODY CORPORATE fees, only shared building insurance. Enjoy the freedom of making any changes you desire, without the red-tape of body any corporate issues! There is one off-street car park, (but loads of room to add more), and the council will appoint you another free car space on the street upon application) Don't miss this incredible opportunity to secure a 3-bedroom, 1-bathroom Duplex that checks all the boxes for your dream home. Contact Exclusive Agent, Nicole Oosterweghel on 0424 784 284 today, to schedule a private inspection and make this charming Duplex yours. Your new chapter awaits! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.