

**15 Fourth Avenue, Labrador, Qld 4215**

STONE

**House For Sale**

Wednesday, 28 February 2024

15 Fourth Avenue, Labrador, Qld 4215

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Katie Wilson  
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## Auction

Nestled on a tranquil street amidst charming residences, this property enjoys a prime location and offers an ideal retreat that is situated within 300 meters of the lively Chirn Park precinct with cafes, restaurants, and shops, plus you are only a short stroll away from the Broadwater, making this low-maintenance property the ideal lifestyle choice. This family home features two bedrooms on the upper level, each equipped with walk-in robes and ensuites, plus scenic views of the Broadwater and hinterland. On the ground floor, two additional bedrooms with built-in robes lead to a spacious dining, kitchen, and lounge area, the hub for family gatherings overlooking a generously covered outdoor entertaining space. Features include: - Expansive dining, kitchen, and lounge area for generous living space- Luxurious master and second bedrooms, each featuring a walk-in robe and ensuite- Two extra bedrooms boasting built-in robes for added convenience- Mesmerizing views of the Broadwater and hinterland that captivate the senses- Covered outdoor entertaining spaces for a perfect blend of indoor-outdoor living- High-end AEG induction hotplates and elegant stone benchtops in the well-appointed kitchen- Enjoy year-round comfort with reverse cycle air conditioning- Embrace sustainability with 5.6KW solar panels ensuring energy efficiency- Convenient separate laundry room and water tank for practicality- Abundant storage throughout the home, catering to organizational needs- Secure, fully fenced yard providing a sense of safety and privacy- Effortless and low-maintenance living for a stress-free lifestyle Located a short 50 metre walk to the local park, 250 metre stroll to local cafes, health shops, restaurants, bars, convenience stores and public transport. Easy access to the nearby Broadwater, new Gold Coast University Hospital precinct, Griffith University and Light Rail, both only 1.2km away with clubs, several golf courses and so much more in this up and coming suburb. Auction: 10:30am On-Site Sunday 24th of March 2024 Disclaimer: Whilst every effort has been made to ensure the accuracy of these, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these as representations of fact but must instead satisfy themselves by inspection or otherwise.