

**19 Fourth Avenue, Labrador, Qld 4215**



**House For Sale**

Friday, 1 March 2024

19 Fourth Avenue, Labrador, Qld 4215

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 304 m2**

**Type: House**



Nick Baxter

0755001600

## **Sellers Committed Elsewhere - Must Be Sold**

The sellers of this gorgeous home have instructed all offers be submitted for their consideration as the property must be sold! This 6 year old free standing house presents like new and is still under builders warranty. Offering two levels of expansive living and a private covered east facing outdoor alfresco area, this home is perfect for families who like to entertain. Featuring high coffered ceilings with feature lighting on both levels, reverse cycle air conditioning in every living room and bedroom, high quality fixtures and fittings throughout and an open floor plan that seamlessly merges indoor and outdoor living. \* Lavish chefs kitchen with 40mm Calacatta stone, spacious island bench with waterfall edges, induction cooktop and walk in butlers pantry \* Ultra private, east facing covered outdoor alfresco flows directly off the main living area \* Spacious second living area upstairs - perfect for a children's or teenagers retreat \* Huge master bedroom with large walk in robe, spacious ensuite with twin basins on the substantially sized vanity, oversized shower and a private balcony with gorgeous skyline views \* All bedrooms are of a generous size and offer built in robes, ceiling fans and reverse cycle air conditioning \* Oversized double lock up garage with secure internal access plus secure off street parking for additional vehicles \* Sizeable grassed area for the children or pets to play \* Low maintenance allotment \* Steel Colourbond roof \* 20 panel solar system \* Lockable garden shed \* Centrally located - 300 metres to the heart of Chirn Park, 2.5km to the Gold Coast University/Hospital, 2.5km to Australia Fair Shopping centre and Harbour Town Shopping centre. Short stroll to the Broadwater (1.3km) \* Elite private schools all within close proximity including St Hilda's (3.5km) and The Southport School (4.9km) Vendor has requested all offers be submitted for their consideration!