

2/6 Wynflo Street, Labrador, Qld 4215

 Coastal

Duplex/Semi-detached For Sale

Monday, 4 March 2024

2/6 Wynflo Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached

Expressions of Interest

An exceptional chance awaits with this remarkable dual occupancy duplex nestled on an easily maintained private block - a true rarity! This immaculate property requires nothing but your presence to make it a home. Elevated to capture the refreshing Broadwater breezes, it provides two north-facing outdoor entertainment areas, perfect for relaxation or hosting gatherings. Key Features:- Dual-occupancy duplex in pristine condition- Elevated position with Broadwater breezes- Immaculately kept, simply move in- Two north-facing outdoor entertainment areas- Modern, high-end fixtures with a crisp on-trend colour palette- Sleek kitchens, both with large stone benchtops and ample storage- Two luxurious bathrooms with oversized shower and stylish cabinetry- Low-maintenance yard- Internal lockable doors for safety and detachment- Walking distance to Broadwater, public transport, cafes, restaurants, schools, and Harbour Town shopping precinct

Upstairs Features:- Large ensuite/2-way bathroom with generous-sized bath and shower- 2 generously proportioned bedrooms with WIR and mirrored robe- 6.29kw solar power system- Air-conditioned living room & master bedroom with ceiling fans & LED lights throughout- Spacious kitchen with stone benchtops and quality stainless steel appliances- Timber-style flooring in living areas, carpet in bedrooms- Outdoor covered balcony with adjustable screening & Crimsafe- Lock-up garage with electric door

Downstairs Features:- Open-plan kitchen- Large bedroom with a huge mirrored wardrobe- Air-conditioned living room & bedroom with ceiling fans & LED lights throughout- Ensuite/2-way bathroom with a huge shower and ample cupboard space- Timber-style flooring in living areas, carpet in bedroom- Private undercover alfresco area with extendable awning- Crimsafe doors to the alfresco- Lock-up carport with electric door

Extras:- Gas cooking and water heating- Low-maintenance raised garden beds- Shared building insurance- Crimsafe throughout

Dual Living/Investment Potential:- Versatile property ideal for extended family, visitors, or rental income- Internal lockable doors ensure safety and detachment- Rental potential of approx \$550 - \$600 each per week

Motivated Seller: The owner is moving overseas and needs this property sold. Act now, as dual-living properties are rare and always in demand. Contact Jesse today on 0432 02 08 07 to schedule your viewing and secure this unique opportunity. Don't miss out!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.