


# 2 Stoke Lane, Labrador, Qld 4215

 LJ Hooker Broadwater

## Sold House

Wednesday, 6 September 2023

2 Stoke Lane, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 508 m2**

**Type: House**



Ana Tulloch  
0755371311

**\$842,000**

First time on the market for more than 30 years, presenting a sensational opportunity to secure a magnificent corner block offering a blank canvas for bringing to life your own unique vision, with great potential to rebuild, develop or just keep it and see your capital grow. Set on 508sqm flat corner block in one of Labrador's most sought after and upcoming trendy areas, due to its proximity and easy access to all the major hubs in Southport and Surfers Paradise. Walking distance to the magnificent Broadwater, public transport and all amenities you desire, while nestled in a low density and peaceful residential area, ideal for family life. Bright and airy home offers open plan design, upgraded kitchen with granite benchtop and stainless-steel appliances, magnificent polished timber floors throughout. The bathroom has been also updated, fully tiled with combined shower/bath. Built in 1960 this home is in extremely good condition, as has been well looked after with several upgrades and offers a carport for 2 cars, with private access through Stoke Lane and lots of storage under the house. Please note this property is currently tenanted for 1 year. Features you will love: \* Prestigious sought after location corner block \* 3 bedrooms \* 1 full bathroom updated with separate toilet \* 2 car covered carport \* Upgraded kitchen with granite isle benchtops and stainless-steel appliances \* Polished timber floors throughout \* Air-conditioning unit \* Ceiling fans in all rooms \* Fenced yard \* Currently tenanted for 1 year @ \$620 per week with a long term tenant \* Council Rates around \$2,500 per year Call Ana Tulloch for further information on 0439 343 432. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.