

# 23 Schneider Avenue, Labrador, Qld 4215



## House For Sale

Monday, 11 December 2023

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**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 931 m2**

**Type: House**



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## Offers Over \$1.5M

This tastefully renovated home on a huge 931sqm block offers a unique floorplan catering for multi-generational families, as well as the potential for additional rental income. The owners have spent years meticulously renovating the home and invested in quality fixtures, fittings and appliances. No small detail overlooked, no short-cuts taken. With dual street access, the home includes a fully self-contained Granny Flat under the same roof plus a detached Studio with its own private entrance and parking. Multiple spaces for the extended family or additional income stream through Airbnb (STCA) or long-term rental. The home is fully fenced & gated, has dual street frontage and is set amongst a tropical oasis landscape. This is a substantial home with 5 bedrooms, 4 bathrooms, 3 kitchens, 3 laundries, multiple indoor and outdoor living areas, swimming pool, and parking for 4 vehicles. Plus Solar panels, security system, rainwater tanks and 4 sheds!

**Main Residence (3 bedrooms, 2 bathrooms)**

- Master bedroom with Ensuite, A/C, ceiling fan, double fully fitted out wardrobe overlooking the pool terrace
- Stunning kitchen with 40mm marble island benchtop, breakfast bar and ample cupboards and storage
- Quality appliances with 5-burner gas Fisher & Paykel cooktop and electric oven, black Blanco double sink, dishwasher, Husky Vino Pro wine fridge and designated bar
- Butler's Pantry / Prep Kitchen off the main kitchen with second dishwasher, bench, cupboards, fridge cavity
- Spacious Living area opens onto the pool terrace and the huge covered entertaining terrace. A/C, ceiling fan in Living room and the 75" smart wall-hung TV is included
- Separate Dining room opposite kitchen opening onto the pool terrace through bi-fold stackable doors
- Bedrooms 2 and 3 each with their own split system A/C, ceiling fans, and fully fitted out built-in closets
- Modern main bathroom with floor to ceiling tiles, double vanities with stone benchtop and a huge shower with rain head and hand held shower head
- Study nook with built in overhead cabinetry
- Laundry with direct exterior access and doggy door

**Granny Flat (1 bedroom, 1 bathroom)** – fully set up completely self-contained granny flat extended off the main residence

- Full Kitchen with breakfast bar and all appliances - 4-burner cooktop, oven, sink, Samsung fridge
- Bathroom with huge shower
- Laundry in bathroom - front load washing machine included
- Carpeted bedroom, with ceiling fan and built-in closets
- Large living room with A/C, 55" TV and built-in cabinets & shelving
- Double doors opening onto pool terrace
- Equipped with accessibility fixtures (ramp, grab bars)

**Studio (32sqm)** - open plan bedroom/living + separate bathroom & laundry – so much potential for generating income through rental, or using as an office, teenager's retreat, gym

- Separate building, detached from main residence
- Entrance from rear of the property with off-street parking for 1 vehicle
- Kitchenette
- Open plan living, meals and bedroom
- Air-conditioned
- Private bathroom with shower, vanity and toilet and laundry
- All appliances included – fridge, microwave & washing machine
- Covered outdoor dining area

**Property Features:**

- Large 931sqm block, fully fenced, gated, and at the end of a quiet cul-de-sac
- Parking for 4 vehicles - double carport with roller door, and two off-street spaces behind gate and front fence
- 9m x 3m sparkling in-ground swimming pool with water feature
- Back yard is a tropical oasis, perfectly manicured
- Bamboo flooring throughout main home
- Insulated covered outdoor entertainment area for year-round enjoyment
- 4 sheds
- Solar panels
- Alhuda security system – top quality camera & video recording and operable from your mobile device
- 2 Rainwater tanks
- Accessible attic storage

**Property Information:**

- Council Rates\*: \$2,064/yr
- Water & Sewerage Rates\*: \$1,404/yr
- Built 1982
- Land Size: 931sqm
- House Size: 206sqm + Studio 32qm + terrace + carport \*

approximately

**Disclaimer:** We 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.