

51 Broad Street, Labrador, Qld 4215

REPUBLIC^R

Sold House

Wednesday, 11 October 2023

51 Broad Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 519 m2

Type: House



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\$951,500

Seller is ready to move on - Please contact us for new price guide. Located in an elevated position with Broadwater and skyline views, this corner property offers a Development Approval for a sub-division in one of the Gold Coast's most aspiring suburbs. The DA consists of a duplex pair on one site and a house on the other. Notable Features of the site include:- Land 519 m²- Spacious 3 bedroom house with 1 bathroom and a 2 car garage- The house is liveable, however it will likely need some renovation to lease - Zoned RD3- Street frontage of 51 metres- Attractive character streetscape- Sewer has been upgraded on the property Development Approval Consists of: - Subdivision of the block- 2 x 3 level villas, each offer 3 bedrooms, 2 living areas, 2.5 bathrooms, 2 car spaces 167m² each- 1 tri level, 3 bedroom, 2 bathroom house with a home office and rumpus room Please enquire for plans and the decision notice etc. Labrador is gentrifying, an aspiring Gold Coast waterside suburb, there are new coffee and retail shops popping up, as well as new houses being built across the suburb. The area is leaping ahead as it is centrally located with plenty of amenities nearby, excellent local schools, cafes, access to shops including Harbour Town, M1, hospitals and Griffith university. The Broadwater precinct is a huge drawcard for a coastal lifestyle. Please enquire for more DA information and to discuss the price. The seller has moved out, welcomes written offers and a swift sale - Let's do a deal! Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to Republik Property Partners by third parties. Consequently, Republik Property Partners are unable to definitively attest to the listed information's accuracy. Republik Property Partners do not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.