

7/138 Central Street, Labrador, Qld 4215

Coastal

Sold Townhouse

Friday, 25 August 2023

7/138 Central Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 171 m2

Type: Townhouse



Campbell Moore
0414333722



Sam Elliott
0424883020

\$749,000

This one-year-old, turn-key immaculately presented home, with smart improvements, is ideal for first home buyers, professional couples, young family, or investors looking for great returns and high capital growth. A fantastic floor plan that works for families, providing two living areas, 3 bedrooms, 2 bathrooms and a powder room. Car parking is a breeze with a large double garage with internet access. It has been designed to use the natural light and afternoon coastal sea breeze. A private alfresco outdoor entertaining area merge inside with outside. Currently owner occupied, the owners are flexible re settlement depending on price. The owners love their home, but have started a family, which may well grow significantly and needed a bigger family home further out. Close to parks, stores, and schools, as well as being in the popular Broadwater neighbourhood, this brand-new contemporary home offers an enviable lifestyle. The gourmet kitchen is well-equipped with modern European appliances and boasts plenty of storage, extra bench, and cupboard space. An abundance of natural light, the open-plan meals/living area is filled with sophisticated details and tasteful finishes. The three bedrooms are cosy and roomy, large windows, ceiling fans, useful mirror-built-in robes and 4 aircon systems throughout will ensure you remain cool during those hotter Queensland seasonal periods. The Gold Coasts best coastlines are only a few minutes away, and you'll also be close to a variety of conveniences like shopping, schools, hospitals, universities, and transportation alternatives.

FEATURE SUMMARY:

- 3 Bedrooms, all with built-in-robes and ceiling fans
- Master with ensuite and large walk-in robe
- 2.5 bathrooms - main and ensuite bathrooms on the bedroom level with bath and frameless glass showers. Separate WC on ground level for convenience.
- Large open-plan living on ground floor with kitchen, dining and living opening out to the beautiful alfresco space
- Kitchen ideally positioned as the hub of the home, with European appliances, designer cabinetry and stone benchtops and breakfast bar
- Additional study area or 2nd living area upstairs
- Separate laundry
- 4 Reverse air-conditioning units, in all bedrooms and living areas.

Friendly LOCATION:

- 600m walk to local shops including Aldi and takeaway
- Across the road from Rita & John Alisop Park and 850m to Norm Rix Park - ideal for pets and families!
- Approx 800m to sporting precinct with Musgrave Hills Bowls Club, Musgrave Park, Gold Coast Hockey Centre, Musgrave Soccer Club, and tennis club
- 1.2km to Labrador State School and Musgrave Hill State School (within catchment area for Labrador SS)
- 1.4km to Broadwater
- 3.1km to Ian Dipple Lagoon, Charis Seafood and The Grand restaurant/cafe precinct
- 3.0km to Harbour Town Shopping Precinct

OUTGOINGS Body Corporate Rates: \$68pw approximately Council Rates: \$1123/6 months Water Rates: \$310/3 months Contact Campbell Moore on 0414 333 722, campbell@campbellmoore.com.au or Sam Elliott on 0424 883 020 or selliott@coastal.com.au, if you wished to inspect this home or want a FREE market appraisal on your own home or investment.

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SELECT REAL ESTATE SERVICES AVAILABLE TO YOU Here are a select group of experts that may be able to help you property wise.

ARCHITECT KATIE FAIRBROTHER Kaleidoscope Creative - Architect - Residential, Commercial, Developments skatie@kaleidoscopecreative.com 0414 794 226 Click Here (1.06min)

BUILD AND PEST INSPECTOR PATRICK JONES Jim's Build and Pest 0477799613 hopeisland@jimsguildinginspection.com.au

BUYERS AGENT GAVIN HENRY BuyGC Buyers Advocacy 0411 888 381 - gavin.henry@buygc.com.au Click HERE (22 secs)

CLEANING SERVICES JACKIE HUNG Sleek Flow Cleaning Services - External Cleaning: pressure cleaning 0415 119 965 - sleekflowcleaning@gmail.com

FIRE ALARMS + SECURITY ALARMS IAN LAMONT Dragon Fire Smoke Alarms 0452583372 - info@dragonfiresa.com.au

LANDSCAPE GARDENER NATHAN COLVER Enhance Landscaping enhancelandscaping@hotmail.com 0432 345 379 Click HERE (26 secs)

MORTGAGE BROKER ANITA MARSHALL Advanced Finance 0429810906, anita@advancedfinance.com.au FREE no obligation confidential chat. 46 lenders, ZERO mortgage broking fees. Click HERE 20 secs.

PHOTOGRAPHER ZAC SMITH Mr Smith Photography Photography - drones - videography 0418 800 396 - zac@mrsmithphotography.com.au Click HERE (20 secs)

POOL COMPLIANCE BRIAN McDONALD My Pool Safety Inspections 0411 163 127 brian@aecspspatial.com.au Click Here (31 secs)

SOLAR ANDREW ORTON SAE Solar and Battery 0420 944 710 andrew@saegroup.com.au

SOLICITOR/CONVEYANCER BROADBEACH LAW GROUP Clinton Smith - clinton@bblg.com.au 0403 342 492 Cooper Haywood - cooper@bblg.com.au 0450 840 845 Brodie Hatwell - brodie@bblg.com.au 0437019001 Office: 5538 5185 Click HERE (1.14min) for video synopsis