

7 First Avenue, Labrador, Qld 4215

House For Sale

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7 First Avenue, Labrador, Qld 4215

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 539 m2

Type: House



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Auction

You'll feel right at home the moment you enter this stylish and impeccably presented family home. Stepping through the front gate gives you an instant sense of tranquility and the feeling that you're about to experience something special! From the wide entry doorway, your attention is immediately drawn to the beautiful polished cypress pine hardwood floors and to a sense of light-filled and inviting spaces ahead. The home itself offers a harmonious blend of privacy, style and a relaxed coastal lifestyle that is such a rare find in today's market. The multiple spacious living and entertaining areas are the perfect way to bring the family together as you cook, relax and play. A spacious front formal living room connects seamlessly through to the entertainer's kitchen. Thoughtfully designed, the kitchen features Caesarstone benchtops, quality European appliances, including a 900mm wide oven, plenty of storage and an island bench that will become the focal point of family gatherings and entertaining. From here, you also have a full view of the pool, making it easy to keep an eye on the kids playing. Step outside onto the expansive north-facing covered deck where you can host friends as you admire views over the inviting pool and majestic tropical landscaped gardens. There are five bedrooms across two levels that are all well-positioned and private; each with fans and built-in robes. Two bedrooms are located downstairs off a private hallway and serviced by their own bathroom. This offers plenty of space and flexibility for a growing family, perhaps those with teenagers or elderly parents. Upstairs exudes a bright, airy ambiance where you'll find an additional two bedrooms sharing a centrally located bathroom. A few steps further, you enter a spacious and relaxing master bedroom with impressive high vaulted ceilings and an ensuite with double vanities, oversized shower and a separate toilet. Additionally, the bedroom features a cleverly designed large walk-in-robe plus your very own private balcony to enjoy, relax and unwind. An open third living area connects the upstairs bedrooms, a perfect place to read or watch TV, or a relaxing place to work from home but still feel part of the household. First Avenue, a wide, elevated street capturing ocean breezes and possible skyline views, is undeniably one of Labrador's best-positioned streets. It is conveniently located within walking distance to trendy Chirn Park shops and cafes, local schools, public transport and only a stone's throw to the walking and cycling tracks along the beautiful Broadwater. Located in the highly sought-after suburb of Labrador, this property is close to all local amenities. From shopping centers to schools, parks, and public transport, everything is right at your doorstep. And with the beautiful Gold Coast beaches only just a short drive away, you'll never be short on things to do! Key features of the home include:

- 539m² block
- Five bedrooms across two levels, all with fans and built-in robes
- Elegant master bedroom, ensuite with double vanities, walk-in-robe and private balcony
- Three separate living areas
- Stunning (original) cypress pine hardwood floors, giving a warm and sophisticated feel
- Modern entertainer's kitchen featuring Caesarstone benchtops, quality European appliances and an abundance of storage
- High ceilings (2.6m) throughout. Upstairs level features impressive high raked ceilings for additional light and spaciousness
- Built-in laundry
- Large covered entertaining deck with pavilion roof designed for cross-ventilation
- Adjoining outdoor kitchen area with stone benchtops, integrated 4-burner BBQ, sink, storage and fridge space
- Inviting inground saltwater pool with quality Pentair cleaner and near-new multi-speed pump
- Stunning established tropical gardens giving a true resort feel
- Three split-system reverse-cycle air conditioning units for year-round comfort
- Solar system with high-efficiency roof panels
- Near-new Rinnai gas hot water unit
- Eufy home security camera system
- Secure lock-up storage shed off carport as well as additional above-garage loft storage
- Fully fenced front and back yards for security, plus side gates that are ideal for keeping pets safe
- Secure off-street parking for two cars, bikes or trailers
- Tonnes of character in peaceful lush surroundings
- Tightly held and desirable location

With absolutely nothing to do but move in and enjoy your new lifestyle, you will fall in love with this expansive home's versatile floorplan and inviting spaces both inside and out, your very own private oasis! Don't miss this opportunity to acquire one of Labrador's finest family homes! Close proximity to:- Labrador Broadwater 950m- Chirn Park 750m- Charis Seafoods 1.6km- Australia Fair Shopping Centre 3.2km- Labrador State School 1.1km- Southport State High School 1.5km- Broadwater Parklands 3.3km

Financials:- Water rates - Approx. \$360 per quarter- Council rates - Approx. \$465 per quarter- Rental Estimate - Approx. \$1,400 per week

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