


1/146 Kumbari Avenue, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Duplex/Semi-detached

Friday, 29 March 2024

1/146 Kumbari Avenue, Labrador, Qld 4215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 340 m2

Type:

Duplex/Semi-detached



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\$820,000

Solid functional build, this renovated duplex with large backyard is the ideal property for a family who values practicality and location. Be quick! It will go very fast. You will love the bright, open feel of this home from the moment you step in. Renovated with care, the current owners transformed this property into a homely 4 bedroom, 2 bathroom home (originally 3 beds, 1 bath) by converting the garage into their Master suite. Beautiful large kitchen with stone benchtops, new appliances and lots of drawers and cupboards. Floorplan conveniently separates the Master bedroom from the rest of family living. Access from the two back rooms into the expansive, easy maintenance yard with covered porch, where your family can enjoy outdoor living and playing at its best. You even have your own gate to access the Reserve and access to the Paperbark Trail to rejoice peaceful walks and plenty of Parks for all the family! Freshly painted and fully reconditioned by its current owners, the home is based on a private title on around 340 sqm block, currently vacant and ready for the next owners! Its front yard is fenced and has a great covered area for 1 car space plus additional space for a second car. Features: * 4 rooms (3 with built in robes) * Master with new modern ensuite in reconditioned space from original garage * Great floorplan with Master at the front while other 3 bedroom are conveniently separated at the back of the property overlooking the private backyard * Covered separate laundry * Freshly painted in and out * External solid brick walls have been rendered and painted for a modern fresh look * Reconditioned and painted tiled roof and Gaters * Fantastic flat backyard with plenty of room backing onto Reserve * Open plan kitchen with plenty of cupboard space and stone tops * Second family bathroom with combination bath/shower and separate toilet * Ceiling fans throughout * New air-conditioning units * Colourbond fences all around * NO BODY CORPORATE Close to a number of local sporting clubs including Gold Coast Hockey Centre, Musgrave Mustangs & Legends Football Club (Soccer), Queens Cricket Club, Musgrave Bowls Club and Southport Sharks. In addition the property is located: * Easy walk (approx 1 Km) to Chirn Park restaurants and cafes * 1.2 kms from Musgrave State School * 1.5 kms from Gold Coast Hospital and Griffith University * Extremely easy access to M1 and major intersection road * Public transport a few meters away Contact Ana Tulloch on 0439 343 432 for further information and viewing times. 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.