

# 1/238 Government Road, Labrador, Qld 4215

 LJ Hooker Broadwater

## Sold Duplex/Semi-detached

Saturday, 12 August 2023

1/238 Government Road, Labrador, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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**\$810,000**

Above all expectations and certainly much more than a duplex located off the main street in the non through and quiet section of Government road. A beautiful, airy home with lots of extra space and features you will absolutely love, is a must inspection if you are looking for your next family home. Mediterranean style architectural design with solid steel frame construction for strength and pest prevention and colorbond roof, its interior has beautiful neutral tones making this just a lovely place to call home. Its design has all the attributes to create a sense of space and warmth. An impressive space, as you step through the grand entry welcoming you in from the open plan staircase. Plenty of light filters through the lovely east aspect windows and doors of this home, to enjoy the morning sun all year around. Carefully designed for easy family living, the ground floor offers a family room and separate large dining area with its ceramic tiles throughout the ground floor, ensuring easy, low maintenance living. The centre piece and heart of the home is the well appointed kitchen, with all that you need and more. Perfectly appointed with lots of circulation space, wall oven, dishwasher, loads of cupboards and bench space completed with a breakfast table. High ceilings, downlights, ceiling fans and several air-conditioning units are extras to make living comfortable and practical. Upstairs, a generous landing offers the perfect opportunity for a family retreat, office space or whatever your family needs. The master bedroom has its own balcony and newly renovated ensuite. Two additional king size bedrooms as well as an extra family bathroom, completes the upstairs area without forgetting about the extra sized linen press! Garage with remote control to house two cars, extra storage and much more with direct internal access. A separate practical laundry and guest powder room completes the downstairs. Perfect location is an understatement. Best sought after area North of the Gold Coast exceptionally close to all amenities, Chirn Park Social Hub, shopping centres (Coles, Aldi), medical facilities, schools, local dog park, public transport (bus stop nearly at your doorstep), Gold Coast University Hospital, and Griffith University... whilst still providing a private and quiet setting, in the comfort of the home. In short, this house has it all... much more than a duplex! Features: \* Mediterranean style large home (STEEL FRAME, colorbond roof) \* 3 bedrooms (Master quarters with ensuite, large wardrobe and private balcony) \* 2 full bathrooms plus powder room (3 toilets) \* 2 car garage with remote control and space for storage \* Spacious and larger than you would expect \* 2 family rooms (kids retreat, office space upstairs) \* Private side yard and easy maintenance paved back yard \* New security doors fitted and security windows throughout \* Tinted windows \* 3 air-conditioning units \* Ceiling fans throughout \* Separate laundry \* Loads of storage - under stairs, garage, linen, large robes plus additional kitchen cabinets \* Landscaped private courtyard perfect for outdoor BBQ entertaining off the dining \* Private and quiet location while perfectly located for all conveniences \* NO Body corporate (only shared insurance) \* A few metres to bus stop \* Easy access to all amenities, recreational facilities such as Sharks Club, Musgrave Bowls Club, parks and beaches, M1 and much more! Take the opportunity to view this outstanding home before it is sold. Call Ana Tulloch today on 0439 343 432 for more information. 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.