


2/144 Kumbari Avenue, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Duplex/Semi-detached

Thursday, 22 February 2024

2/144 Kumbari Avenue, Labrador, Qld 4215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 340 m2

Type:

Duplex/Semi-detached



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\$780,000

Functional, central and with good bones all around, this duplex with North facing aspect and large backyard is the ideal property for a family who values practicality and location. Originally a 3 bedroom property, the current owners converted the garage into their Master, with ensuite, transforming this property into a 4 bedroom, 2 bathroom home with plenty of pluses!! Privately fenced with Colourbond the home presents extremely neat and easy maintenance, backing onto Burrept Reserve with direct access to the Paperbark Trail to enjoy 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 has a great covered area for 1 car space plus additional space for a second car or simply add a front fence to the property for extra security and additional room for more parking space. Features: * 4 bedrooms (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 * Freshly painted in and out * Painted and reconditioned tiled roof * Fantastic flat backyard with plenty of room backing onto Reserve * Open plan kitchen with plenty of cupboard space, separate pantry & dishwasher * Second family bathroom with combination bath/shower and separate toilet * Ceiling fans throughout * Large garden shed * Colourbond fences all around * NO BODY CORPORATE * Rental appraisal for investors from \$750 to \$770 per week 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.