


2/5 Kenmar Street, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Duplex/Semi-detached

Thursday, 17 August 2023

2/5 Kenmar Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 506 m2

Type:

Duplex/Semi-detached

\$760,000

Planning for a future lifestyle change, looking for your next home or a good investment property? If this describes you, make time to inspect this stunning, near new 3 bedroom, 2 bathroom duplex, complete with all the inclusions including solar and plantation shutters. Boasting a practical single level floorplan, packed with quality features throughout. Inclusions - plantation shutters, air conditioning, dishwasher, SOLAR, modern look floor tiles, covered outdoor entertaining, garden shed and so much more! The cul-de-sac location is such a bonus, ensuring for a quite, peaceful life with no through traffic giving the area a friendly neighbourhood feel. The lavish kitchen has stone benches, ample storage and bench space, full walk in pantry and high end appliances which definitely ticks all the boxes. Adjoining the kitchen sits the delightful dining & family room opening onto the outdoor entertaining patio and private, fully fenced grassy yard. Offering an easy living master suite with walk in robe and ensuite bathroom plus an additional 2 bedrooms both with robes and convenient to the luxurious main bathroom with separate toilet. Property Features Include: * Near new 3 bedrooms, two bathrooms single level duplex * No body corporate levies - pay shared insurance only * Cul-de-sac location * Plantation shutters recently installed throughout * Dining area opens onto a covered outdoor entertaining area * Remote controlled shutter in the lounge room - perfect for TV viewing minus the glare * Modern, well designed, gourmet kitchen * Master with ensuite, air conditioning and good sized walk in wardrobes * Second and third bedroom have built ins, mirrored wardrobes and fans * Air conditioner in main, second bedroom and lounge, plus fans in every room * Spacious family bathroom with the luxury of a full sized bath + separate toilet * Your own laundry room * Easy maintenance, professionally landscaped, private back yards * Pet friendly - grassy, fully fenced yard * Single vehicle remote controlled garage plus tandem driveway parking on offer * NEW Energy saving solar panels FOR SALE BY AUCTION AUCTION DETAILS When: 5pm Wednesday 6th September 2023 Where: LJ Hooker Broadwater office - 64 Frank Street Labrador NB *** Currently rented at \$720 per week until March 2024 The Local Area: * Easy access to waterways and the amazing Broadwater * Several major shopping centres within close reach including, Harbour Town Premium Outlet Shopping plus the luxury of a Coles shopping centre within walking distance from your front door * Public schools and AB Paterson College close at hand * Walk to the local bus stop and only 7 minutes drive to the M1 north and south bound * So conveniently located with a large choice of restaurants, cafes, cinemas and sporting facilities To arrange an inspection of this amazing property check the open home times or contact the agent direct - Catherine Nutt 0433 247690 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 Catherine Nutt Realty Pty Ltd Licence No 4047862 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.