


2/75 Broad Street, Labrador, Qld 4215

 **LJ Hooker Broadwater**

Sold Duplex/Semi-detached

Friday, 1 September 2023

2/75 Broad Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Duplex/Semi-detached



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\$1,000,000

Designed with exceptional attention-to-detail this home will impress for its quality, space, location and its incredible entertainment options offering uncompromising low maintenance lifestyle in this beautiful appointed duplex. Private semi covered backyard is a delightful space to unwind and entertain. Owners have enjoyed living in this home and now time for their exciting next! With absolutely nothing to do but rejoice your new lifestyle, you will love its clean modern but warm features and its practical layout. On entering you will be greeted by an open plan design and free-flowing lounge and dining area, connecting seamlessly to the gourmet kitchen and outdoor covered North facing alfresco. Carefully cared for easy entertaining amongst lush and private surrounds, lending itself to memorable barbeques, lazy afternoon drinks or your early morning coffee. Ascend the floating timber staircase with stainless steel balustrade to the upper level where you will find another family room/home office space plus 3 good sized bedrooms and 2 full bathrooms. Master suite at one end has a generous feel of space with walk-in-robe and large ensuite, while the other 2 bedrooms are overlooking the backyard. Displaying gorgeous tiled floors downstairs and plush carpet upstairs, this stunning property also features a versatile neutral colour palette, white plantation shutters, ceiling fans throughout, air-conditioning, solar panels and much more, it is a must see! A duplex like this one is rare to find, they don't build them like that anymore! Features include : * Perfect location, close to everything in upcoming key pocket in Labrador * 3 Full size bedrooms plus home office space * 2 additional queen sized bedrooms with built in robes sharing a second full bathroom * Bright State-of-the-Art kitchen with island bench top stainless appliances * 5 cm thick natural stone benchtop, lots of cupboards * Full internal laundry with additional powder room downstairs * Split system air conditioning upstairs & downstairs * Ceiling fans throughout * Internal access to double garage with electric roller door * Covered outdoor tropical alfresco timber deck and easy maintenance yard & water feature * Plantation shutters throughout * Alarm system & security screens * Solar panels - 6.6 kw (don't pay electricity anymore!) * Inground water tank 3,000 Lt * No body corporate. Shared insurance around \$1,150 per year each duplex * Council Rates around \$1,600 per year With an easy stroll to the magnificent Broadwater, parks and shops, this property has certainly many points of difference, you will appreciate. Call Ana Tulloch today on 0439 343 432 to arrange your inspection or view our Open Home 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.