


3/156 Muir Street, Labrador, Qld 4215

 **LJ Hooker** Broadwater

Duplex/Semi-detached For Sale

Friday, 3 November 2023

3/156 Muir Street, Labrador, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: Duplex/Semi-detached



Ana Tulloch
0755371311

\$1,275,000 PLUS OFFERS

Certainly a home with many points of difference. Quality built two storey duplex home like this one is a rare find only, 2 streets to Broadwater beaches, restaurants and parks. Feel right at home with all you need at your fingertips in your own private oasis. Designed with care and functionality in mind by its owners, who spared no costs to build their dream home, but now is time to move on for the next lucky owner. A property extremely well built with many big and little extras. You will realise as soon as you walk through the double doors the sense of space, family living at its best!! Wonderful flow from the well designed open plan living/dining onto the large covered North facing outdoor entertainers delight, right by the welcoming pool. The perfect spot to enjoy all year round with family and friends. Secure fenced yard offers the ultimate space for those who have a few extra toys to deal with...front patio will accommodate 3 extra cars or 2 cars PLUS truck/boat or (as per its current purpose) a large caravan with its own separate access gate. What a desired feature! and so difficult to find. The engineerable designed steel beam supports the beautiful floating timber stairs leading onto the top floor where you will find the 3 good sized bedrooms and lots of extra storage. The master wing is located on the most eastern side of the property and is a feature on its own. Extra large room to fit your own suite sitting area. The private large balcony provides that extra place to enjoy your coffee by the energising morning sun, magnificent ensuite with spa bath and separate shower and large walk-in robe. Two additional bedrooms, extra storage and family bathroom and separate toilet completes the plan. Features you will love: * 3 bedrooms, 2 bathrooms, 3 toilets and 5 car property! * Solid build with quality features and extra insulation by its owners * Huge Master Suite with private balcony, walk-in-robe, luxurious ensuite with spa * 2 additional generous bedrooms upstairs * Family bathroom with shower and bath and separate toilet * Powder room downstairs * Stunning large kitchen with glass splash back, stone benchtop, breakfast bar, separate pantry, induction cooktop, huge pantry and lots of drawers! * Extra high ceilings on both levels * Large covered patio with blinds * Inviting wrap around pool you will love * Bamboo floors downstairs * 2 x split system air conditioners (living/master) * Ceiling fans throughout * External powder coated aluminum blinds in all bedrooms for privacy and climate control * Intercom with video feature in both levels * Secure remote gate * Extremely low maintenance grounds * Plantation shutters * Double lock up remote garage with storage and internal access * Additional parking with separate access gate in front yard * NO BODY CORPORATE. Triplex share building insurance & pest control at \$1,768 per year per lot only. LOCATION. It simply doesn't get much better, only 2 streets to Broadwater beaches and parks. Enjoy your morning and evening walks along the waters edge, dine in the array of fantastic restaurants and truly enjoy the relaxed, easy life style this property offers. Only 5 min away from major shopping centres (Harbour Town, Biggera Waters shopping, Southport Australia Fair, Runaway Bay Shopping Centre, ALDI) easy access to Highway and much more while the quiet street offers peace and tranquility. Call Ana Tulloch today on 0439 343 432 for more information or to arrange your private inspection.