


**30B Robert St, Labrador, QLD, 4215**

 **LJ Hooker Broadwater**

**House For Sale**

Monday, 19 August 2024

30B Robert St, Labrador, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## COTTAGE WITH INFINITE CHARM

Beautifully maintained and presented free-standing home in a private and well situated back block of 402 sqm, just a stones throw to Broadwater beach and Parklands. Sure to impress, this charming cottage is full of well preserved architecturally appealing features making this home a unique beauty . A truly rare find could be yours...

Spacious yard wraps around this immaculate property providing serenity, privacy and lots of room to enjoy outdoor living. Inside you will find 1 bedroom downstairs with a full bathroom with 2 other bedrooms upstairs. Open plan updated kitchen with lots of light and bright spaces opening onto the large front North facing verandah to enjoy all year around.

You will certainly feel welcomed as soon as you drive up the driveway to the covered carport, set amongst the beautiful, established trees of your tropical oasis! All that only a few steps from our sought after and renown Broadwater beach and Parklands

With all the traditionally appealing features of a "Queenslander" without the overwhelming size and upkeep, this home is sure to appeal to anyone who is looking for a unique property that is unique and has a traditional appeal.

### Features:

- \* 3 large bedrooms (Master downstairs opening onto the porch area)
- \* All bedrooms with Walk-in Robes
- \* Under stairs storage
- \* 1 Full bathroom with separate shower and bath
- \* Land allocated around 402 sqm
- \* Functional separate laundry
- \* Tiles throughout downstairs + carpet upstairs in bedrooms
- \* Private, established yard- secure fencing
- \* Good size Open plan kitchen
- \* Air conditioning downstairs
- \* Plenty of storage throughout
- \* 2 carparks (1 carport + 1 open space in front)

This home is in a central location with public transport at your doorstep, close to cafes, restaurants, Parklands and all the lifestyle Broadwater has to offer only 200 m away!! . Easy access to M1 and a 5 min drive to outlet shopping at Harbour Town Shopping Centre.

Contact the exclusive listing agent Ana Tulloch on 0439 343 432 for more information or to arrange your private inspection!

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