

**4 Koonwarra Street, Labrador, QLD, 4215**



**House For Sale**

Friday, 30 August 2024

4 Koonwarra Street, Labrador, QLD, 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Clare Brettell

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## **Fantastic Opportunity in a Quiet Cul-De-Sac - Your Ideal Family Home Awaits!**

Overseas owner want this property sold so this is your chance to secure a spacious home in a serene cul-de-sac, just minutes away from all the essentials. Perfect for those ready to renovate and make it their own, this home offers ample space and the flexibility to add your personal touch. Featuring a generous, air-conditioned living area, a large undercover entertaining space overlooking a sizable backyard, and a sparkling swimming pool at the front, this property has it all. Located within walking distance to parks, shops, and schools, convenience is at your doorstep. Situated on a 622m2 block, this is an exceptional opportunity that deserves your inspection.

- Ideal family home on a 622m2 block
- Freshly painted and security screens throughout
- Open-plan, air-conditioned living area
- 3 bedrooms with built-in robes and ceiling fans
- Converted garage as an additional 4th bedroom with air conditioning (unapproved by council)
- Additional ensuite style bathroom combined with laundry (not approved)
- Expansive undercover entertaining area
- Large rear yard with 2 garden sheds - plenty of space for kids and pets
- Sparkling swimming pool and solar hot water system
- Nestled in a quiet cul-de-sac, a short walk to shops, parks, schools, and public transport
- Close proximity to Griffith University and the hospital
- Opportunity to customize and add your personal touch
- Rental Estimate of \$850 - \$950 per week
- Don't miss out on this fantastic opportunity! Call today to arrange your inspection and explore the potential of this great family home.

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.