


6 Horder Ave, Labrador, QLD, 4215

 **LJ Hooker Broadwater**

House For Sale

Monday, 19 August 2024

6 Horder Ave, Labrador, QLD, 4215

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

CHARACTER-FILLED 1960s COTTAGE NESTLED IN MOST DESIRABLE NEIGHBORHOOD

Auction Location: Onsite

Step back in time with this charming 1960s cottage, a true gem nestled in the heart of Labrador. This retro, mid-century beauty is perfect for families seeking a home with personality and warmth or for those downsizers who appreciate a home filled with character. Clad with classic weatherboards, this cute cottage features 2 good size bedrooms and an additional sunny room that can be used as a dining area, office, or even a third bedroom.

As you enter, you're greeted by polished timber floors that run throughout the home, adding to its nostalgic appeal. The cozy living area flows seamlessly into a sunlit kitchen, filled with natural light and offering delightful views of the backyard and the gorgeous century Jacaranda tree, providing beauty and welcoming shade.

Situated on a 506 sqm elevated block, this home boasts both front and back deck areas perfect for morning coffees or evening relaxation. The fully fenced front yard provides ample space to enjoy the morning sun as well as space for a second car in your private driveway, while the backyard offers a world of options for entertaining or gardening enthusiasts.

Living here means you're just a 15-minute walk from Broadwater Parklands and the trendy Chirn Park cafe precinct. Enjoy leisurely strolls along the Broadwater or dine at local eateries—all within easy reach. The area is also well-served by reputable schools like Labrador State School and Southport State High School.

Labrador itself is known for its vibrant community atmosphere and close proximity to the Gold Coast's beautiful beaches. Whether you enjoy outdoor activities or prefer exploring local shops and restaurants, you'll find everything you need nearby.

Features you will love:

- * Character-filled 1960s cottage
- * Retro, mid-century charm with weatherboard cladding
- * 3 rooms & 1 full bathroom with separate toilet
- * Single garage with additional fenced driveway parking
- * Near-new Colourbond roof
- * 6.6KW solar system
- * Polished timber floors throughout
- * Front and back deck areas
- * Sunlit kitchen with backyard views
- * Fully fenced yard on a 506 sqm elevated block
- * Just a 15-minute walk to Broadwater Parklands and Chirn Park cafe precinct

This charming home offers a wonderful opportunity to join a thriving community in one of Queensland's most desirable suburbs. Opportunities like this don't come around often—act quickly to make this house your new home!

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