

**6 Mary Street, Labrador, Qld 4215**



**House For Sale**

Wednesday, 19 June 2024

6 Mary Street, Labrador, Qld 4215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 551 m2**

**Type: House**



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**\$1,099,000**

Nestled in a serene and picturesque location, bursting with endless possibilities. Features include:

- Four bedrooms, three of which have built-in robes
- Well-kept main bathroom and ensuite
- Spacious, open-plan living and dining area
- Fully functional kitchen, which includes a dishwasher, pantry, ample bench space, and plenty of cupboard space
- Experience the warmth and elegance of timber floors throughout the entire home (excluding wet areas)
- Air conditioning and ceiling fans
- Security screens
- Internal laundry
- Large undercover timber deck, perfect for entertaining
- Double carport with roller door
- 551m<sup>2</sup> block
- Fully fenced front yard with entry gate
- Level rear grassed yard with garden shed
- Currently tenanted at \$700 per week until November 2024
- Easy walk to Broadwater and bus stops
- Positioned between Labrador State School and Southport State High School
- Nearby to local Chirn park shops and restaurants and Harbour Town Shopping Outlet
- A highly coveted location with an exceptional opportunity that cannot be overlooked

• Council Rates - approx. \$1,363 (6 months), Water - approx. \$510 (3 months)

**\*Important\*** 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 enquiries to verify the information contained herein.