



# FOR SALE

## RENOVATED DUPLEX IN GREAT LOCATION!

Nestled away in a cul-de-sac in Labrador is this amazingly renovated, 3 bedroom Duplex. With everything to offer from a stunning kitchen with stone bench tops and an island breakfast bar to an incredible bathroom with a dual shower and modern fixtures, large backyard & garden shed - This is one you won't want to miss. Within walking distance to public transport, Gold Coast Hospital and the University and a short stroll to the Broadwater with a number of cafes and restaurants - This is Gold Coast living at its finest.

### Features:

- \* 3 Bedrooms all with robes
- \* As new plush soft carpet
- \* Lots of kitchen space & soft closing draws
- \* Island Breakfast bar
- \* Ceiling fans & Air-conditioning
- \* Security screens throughout + roller blinds
- \* Single lock up garage + extra space to park
- \* Large horseshoe shaped back yard featuring large garden shed
- \* Undercover Outdoor entertainment area
- \* NO Body Corporate only shared insurance

Get in touch today to book your own private inspection - 0404 232 429

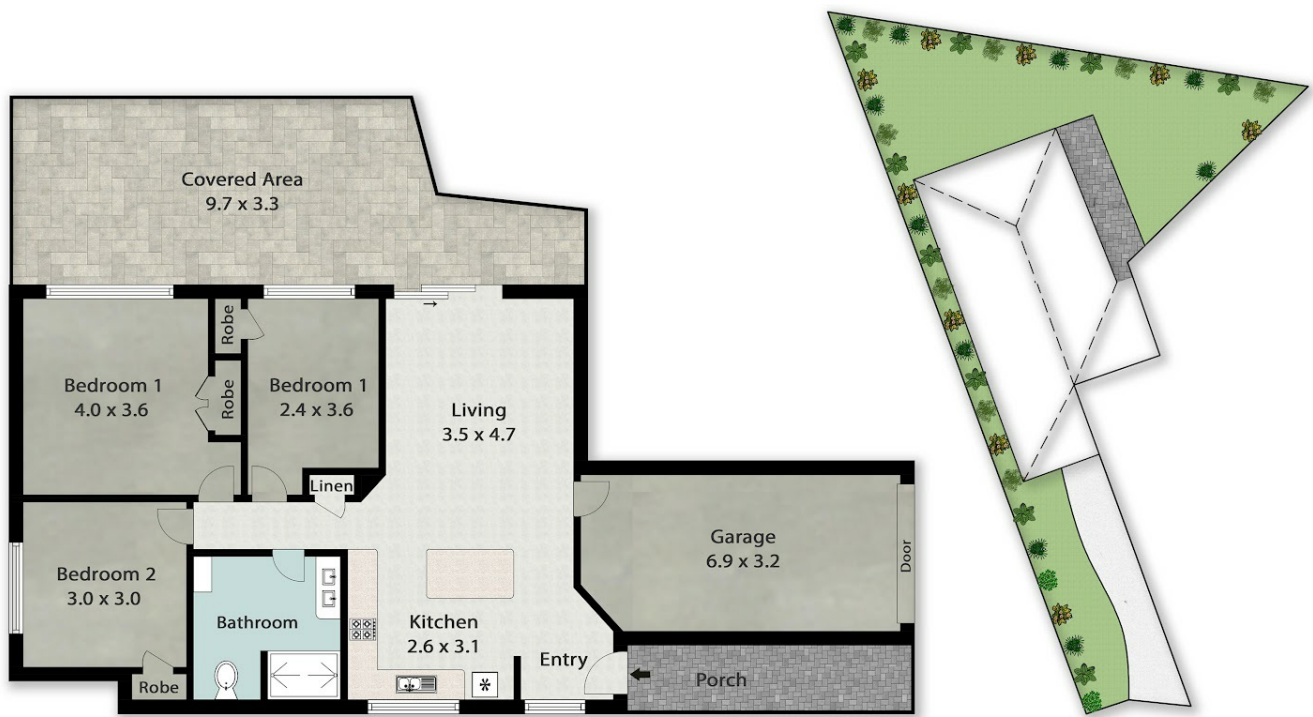
3 BED | 1 BATH | 2 CAR

PRICE:  
\$449,000

OPEN FOR INSPECTION:  
N/A



**Kera Thomas**  
0404232429  
kera@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



2/9 Elm Court, Labrador  
 INTERNAL FLOOR AREA 91m<sup>2</sup>  
 EXTERNAL FLOOR AREA 36m<sup>2</sup>  
 TOTAL AREA 127m<sup>2</sup>

**KRT** | **@realty**  
 Property Group

Kera Thomas 0404 232 429

Whilst every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.picsandmortar.com](http://www.picsandmortar.com)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.