



**SOLD**

## IDEAL MARKET ENTRY OR INVESTMENT OPPORTUNITY

Buyers keen to purchase in the sought-after Labrador market will recognize the value and possibility here of this renovated and immaculate duplex with loads of privacy, only 2 neighbours and the rear fence backing onto a park, and large front and rear yards, ready to enjoy as is or enhance for stylish living.

The living space provides ample room for lounge and dining opening to the insulated undercover alfresco, with a renovated kitchen featuring a good amount of storage, an under bench oven, cooktop, dishwasher, and granite benchtop.

There are three bedrooms with built-in wardrobes, the master offering ensuite and sliding door access to the grassed yard and extra-large storage shed. The renovated main bathroom includes a shower and freestanding bath.

Completing this excellent package is generous off-street parking for 6 or more cars behind double slat gates and undercover access to the lock-up single garage. Great for home mechanic, tradie with valuable trailers or off-street storage of motor home.

The location is easily one of the area's best, backing onto and just a short walk to Cos Zantiotis Park, Brisbane Road, and Harbour Town, and with public transport, Broadwater, and M1 all close by.

The property is also readily accessible to a choice of beaches and the city and presents superb scope for first home buyers or investors to capitalise on this renovated property in a highly sought-after setting.

- \* 3 Bed | 2 Bath | 1 Garage
- \* Renovated and immaculate duplex with loads of privacy
- \* Three bedrooms with fans and built-in wardrobes
- \* New bathrooms and kitchen
- \* Master offering an ensuite and sliding door access to the grassed yard
- \* Extra-large storage shed & fully fenced
- \* Quiet end of the cul-de-sac position

**3 BED | 2 BATH | 1 CAR**

PRICE:  
**\$639,900**

OPEN FOR INSPECTION:  
N/A



**Karen Pirie**  
**0407772000**  
karen@pirieprestige.com.au  
Karen Pirie