



## FOR SALE

### BEAUTIFUL LARGE 4 BED FAMILY HOME WITH POOL IN "ON TREND" CHIRN PARK - WITH WHEELCHAIR RAMP

CALL JACKIE TAYLOR-FOX 0411236823 for PRIVATE INSPECTION TODAY

This GORGEOUS Home is situated in one of the MOST SOUGHT AFTER Suburbs - CHIRN PARK - CLOSE to EVERYTHING that MATTERS on the \*FABULOUS GOLD COAST\*

#### WHATS TO LOVE at THIS BEAUTIFUL HOME

- \* 4 Large Bedrooms. Main with Walk-in Robe and Ensuite
- \* Large Main Bathroom with Separate Bath and Shower. Additional Powder Room
- \* Modern Kitchen with Loads of Storage, Breakfast Bar, and New Appliances
- \* Study/Office or Family TV Room/Retreat
- \* Beautiful Bamboo Flooring in Open Plan Lounge/Living Areas
- \* AC in Main Living Area and Main Bedroom with Ceiling Fans Thru Out
- \* Solar Hot Water/Security Alarm System/NBN/Rain Water Tank
- \* Large Entertainment Patio with BBQ - Has Wheelchair RAMP to HOME
- \* Sparkling Pool with Surrounding Deck & Relaxing Sunbaking Deck
- \* Huge Backyard with Established Fruit Trees and Raised Vege Gardens
- \* Mulberries/Blueberries/Lemons/Limes/Blue Bananas/Papaya/Dragon Fruit/Passionfruit
- \* Fully Fenced with Garden Shed/Kids Cubby House and has RAMP to Front Door
- \* Single LUG with More Storage and Plenty of Parking under cover
- \* Close to Uni Hospital and Griffith Uni and Main Shopping Centres
- \* Walk to Broadwater, Trendy Cafes & Restaurants, Doggy Park, Bus Stop, Sports Grounds
- \* THIS IS A MUST LOOK AND WILL SELL FAST - SO DON'T HESITATE

CALL JACKIE TAYLOR-FOX TO PRIVATELY INSPECT 0411236823

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

4 BED | 3 BATH | 4 CAR

#### PRICE:

SOLD BY JACKIE TAYLOR-FOX

#### OPEN FOR INSPECTION:

N/A



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16A JIMMIESON AVENUE, LABRADOR

4 2 3

Internal: 164m<sup>2</sup> | External: 152m<sup>2</sup> | Total: 316m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.