

SOLD

MODERN 3 BED, 2.5 BATH END-TOWNHOUSE OASIS – SPACE, STYLE & SUPERB LOCATION

Immerse yourself in relaxed coastal living at 32/71 Olsen Avenue, Labrador – a beautifully renovated, beach-inspired 3-bedroom, 2.5-bathroom end townhouse perfectly positioned to capture refreshing breezes and the best of Gold Coast outdoor living.

The current owners have created a warm coastal feel with shiplap feature paneling, light tones and an easy, beachy aesthetic that complements the home's natural light and spacious layout. As an end townhouse, you enjoy added privacy, more windows, and direct access to a large greenspace beside the home – maintained by the body corp but feeling like your own private extension of the yard. Greenspace also flows behind the property, creating a calm, open backdrop.

Inside, two generous air-conditioned living areas offer plenty of room to relax, while the freshly renovated kitchen features new benchtops, modern appliances, dishwasher and a large pantry – perfect for entertaining after a day at the Broadwater. The separate laundry and all bathrooms have been thoughtfully updated, and the home features brand new flooring throughout.

Upstairs, each bedroom is fitted with its own split system air conditioner, ideal for summer comfort. The master suite includes a large walk-in wardrobe and private ensuite, offering a peaceful retreat.

Embrace outdoor living year-round with two separate alfresco areas – one at the front and one at the rear – ideal for morning coffees, coastal breezes and relaxed gatherings.

Situated in a quiet, secure complex with a sparkling swimming pool and private internal road, you'll love the calm and friendly atmosphere. All while being just minutes from Harbour Town Shopping Centre, the Broadwater, local cafés, parks and transport.

Coastal Highlights:

Beach-inspired décor with shiplap feature paneling

End position catching excellent cooling breezes

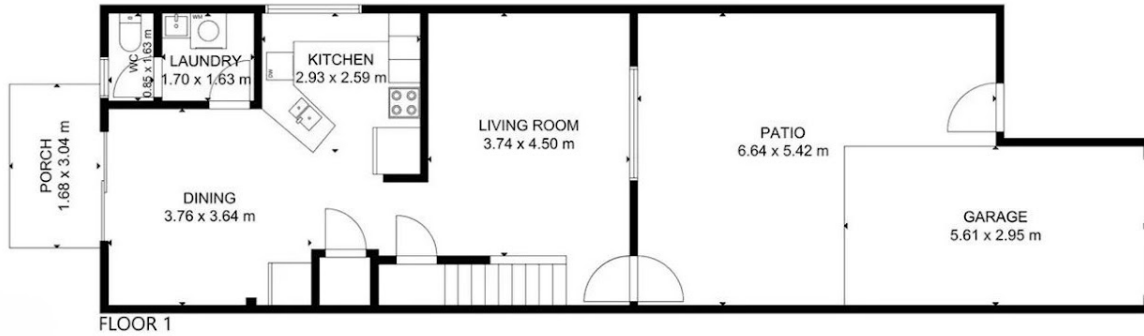
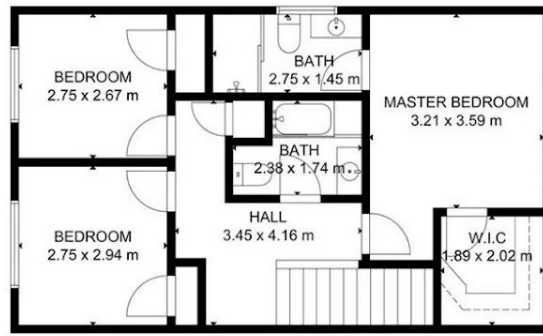
3 BED | 2 BATH | 2 CAR

PRICE:
\$855,000

OPEN FOR INSPECTION:
N/A



Stephen Clynch
0432555308
stephen.clynch@atrealty.com.au
www.atrealty.com.au



GROSS INTERNAL AREA
 TOTAL: 108 m²
 FLOOR 1: 52 m², FLOOR 2: 56 m²
 EXCLUDED AREA: GARAGE: 16 m², PATIO: 28 m²
 PORCH: 5 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

32/71 Olsen Ave
 Labrador, QLD, Australia

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.