

FOR SALE

SINGLE LEVEL DUPLEX - NO BODY CORPORATE - CONTACT AGENT FOR INSPECTION

Located in a peaceful pocket of Labrador, this beautifully presented single-level duplex offers the perfect balance of generous living spaces, private outdoor entertaining and low-maintenance living. Whether you're a first home buyer, downsizer or investor, this is an outstanding opportunity to secure a quality home in a well-connected location.

Designed for easy living, the home features three generously sized bedrooms, each with built-in wardrobes, including a spacious master suite complete with its own ensuite. A modern main bathroom services the remaining bedrooms, providing a practical layout for families or guests.

The modern, functional kitchen, complete with ample bench space and storage, overlooks the open plan living and dining area, creating welcoming hub for everyday living. Sliding doors from the dining area provide direct access to the private outdoor entertaining area, seamlessly extending the living space and creating the perfect setting for family barbecues, morning coffee or relaxing with friends. Split-system air conditioning ensures year-round comfort, while the addition of a 6.6kW solar system helps improve energy efficiency and reduce electricity costs.

Outside, you'll find a fully enclosed backyard with plenty of room for children and pets to play, along with a garden shed providing valuable additional storage. Parking is exceptionally well catered for, with an exclusive single carport plus an additional shaded off-street parking space.

With no body corporate fees and being one of only two duplexes on the block, this is a fantastic opportunity to enjoy low-maintenance living with generous space and everyday convenience.

Property Features

- Single-level duplex in a quiet, convenient location
- Three generously sized bedrooms with built-in wardrobes
- Master bedroom with private ensuite
- Modern main bathroom
- Spacious open plan living and dining area
- Functional kitchen with ample bench space and storage
- Split-system air conditioning and ceiling fans throughout
- 6.6kW solar system

3 BED | 2 BATH | 2 CAR

PRICE:

Contact agent

OPEN FOR INSPECTION:

Aug 29 at 12:00pm - 12:30pm



Gea Avramovic

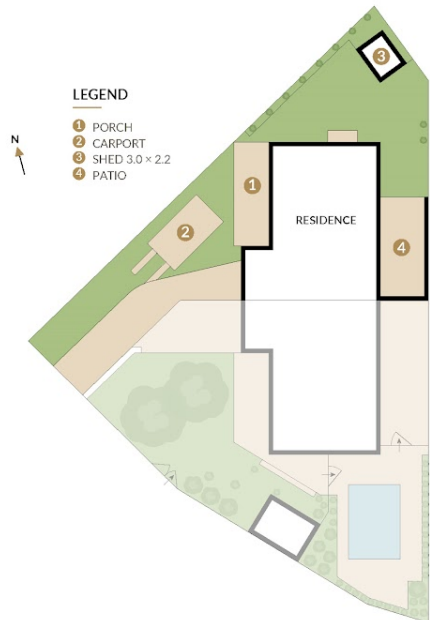
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FLOOR PLAN
Ground Floor



SITE PLAN
Land 364 m²

2/12 Telopea Street
LABRADOR - QLD - 4215

TOTAL FLOOR AREA	
INTERNAL	96 m ²
PATIO	29 m ²
PORCH	20 m ²
TOTAL	145 m²

364
LAND

3
BED

2
BATH

2
CAR

@realty

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This floor plan is indicative only. All measurements and areas are approximate.
Prepared for marketing purposes — buyers should rely on their own enquiries.

FLOOR PLAN & DESIGN
JOY IMAGING
joyimaging.com.au

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.