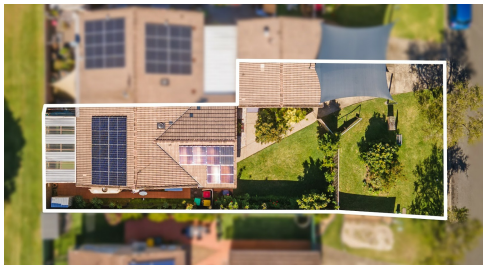
1/3 LIAM COURT, LABRADOR, QLD, 4215









FOR SALE

STUNNING DUPLEX IN LABRADOR

Step through the gate and you're welcomed by a lovely, fully enclosed private yard that wraps around a single-level brick-and-tile two-bedroom duplex. Peaceful and secluded, the home backs directly onto open council green space, meaning you'll never have neighbours looking in from behind.
Set on a quiet no-through road, the street sees very little passing traffic and carries the genuine warmth of a close-knit community — one that clearly takes pride in its presentation and looks out for one another.
Features include:

Both bedrooms positioned to the east to capture the morning sun
Air-conditioned master bedroom with direct access to the rear patio
Separate laundry offering scope to add further value
Generous open-plan, air-conditioned living area
Solar system installed on the roof
Garden shed, water tank and artificial grass to the covered rear courtyard
Three-piece bathroom with separate toilet
Underground power throughout the area for a clean, uninterrupted streetscape
Just a short drive to local amenities and the Broadwater

Positioned in the heart of Labrador, this home puts one of the Gold Coast's most established waterfront suburbs right at your doorstep. Sitting on the Broadwater just north of Southport, Labrador is popular for its calm waters, peaceful parks and views across to South Stradbroke Island — ideal for swimming, kayaking, fishing and paddling in safe, still water. The Broadwater Parklands is a favourite for picnics, barbecues and family outings, with playgrounds, walking and cycling trails and open water views, all just moments away. QueenslandGold Coast
Everyday convenience is well covered, with local shops and major supermarkets within walking distance or a short drive, and larger centres including Harbour Town at Biggera Waters and Australia Fair at Southport only about five minutes away. Dining options line Marine Parade, from fresh seafood eateries and the famous Charis Seafood to relaxed waterfront cafés and bars. Medical services, the Gold Coast University Hospital and regular bus links to Southport, Surfers Paradise and beyond are all close at hand, making this a genuinely convenient base for families, professionals and downsizers alike

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

2 BED | 1 BATH | 1 CAR

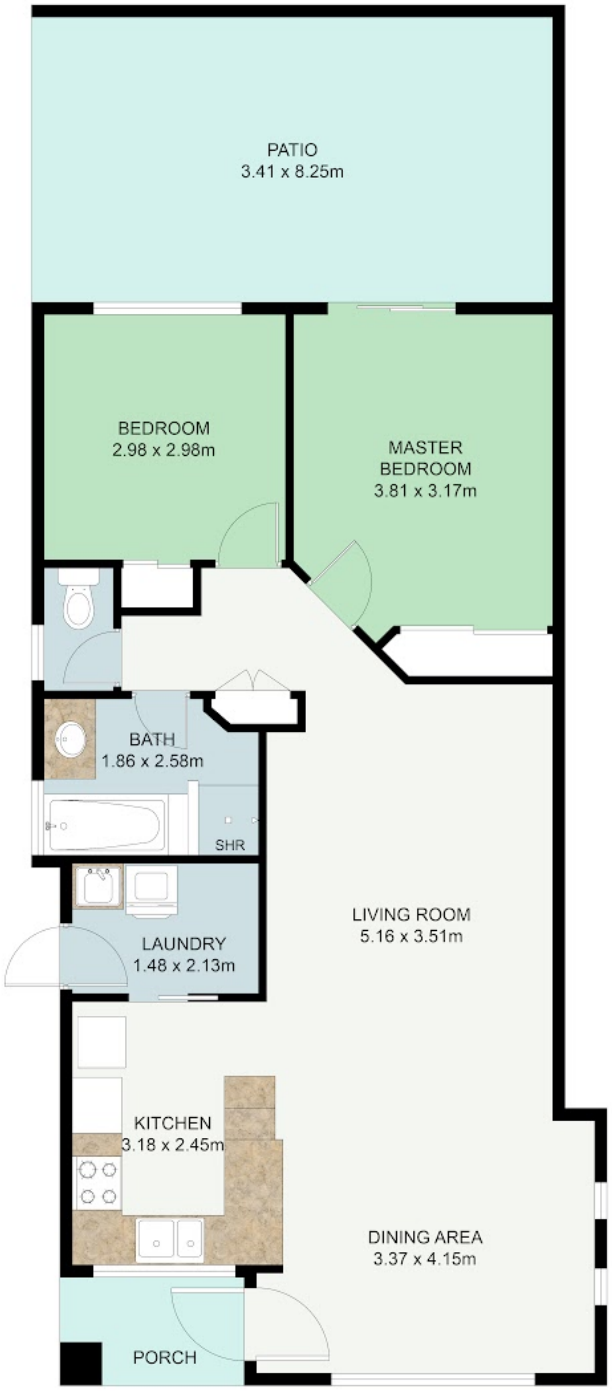
PRICE:
$875,000

OPEN FOR INSPECTION:
N/A

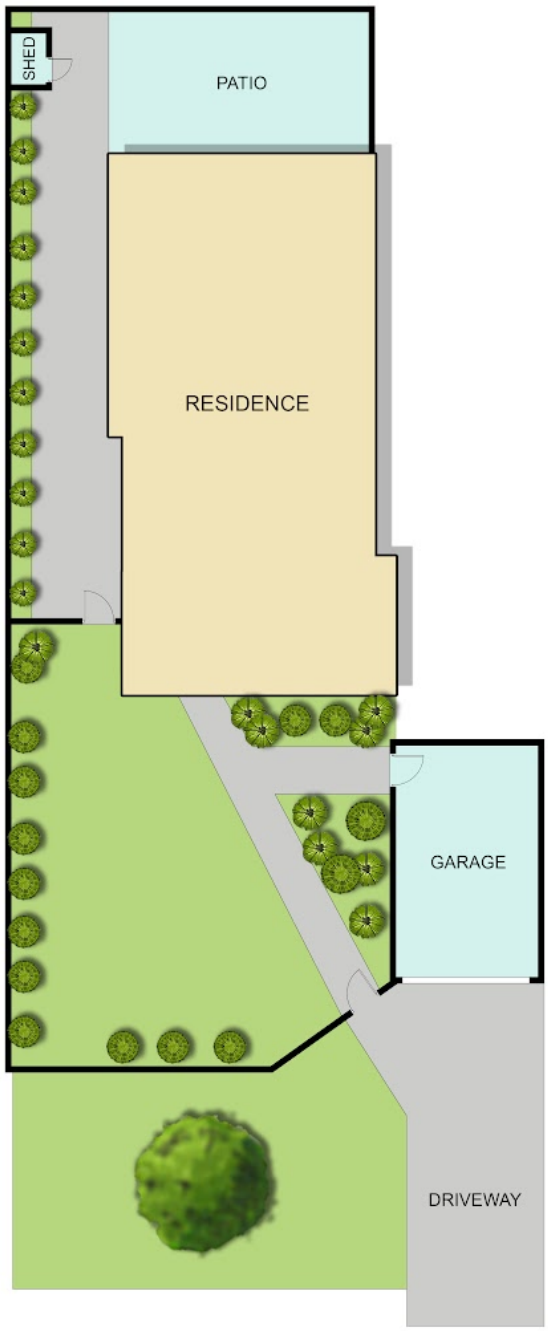


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FLOOR PLAN



SITE PLAN

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.

1/3 Liam Court, Labrador

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