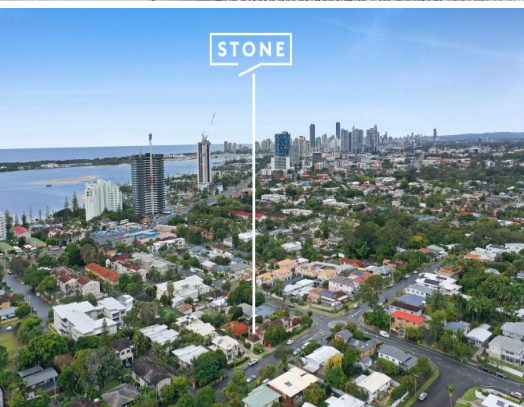


STONE



3/45 Robert Street Labrador, QLD

3

2

2

## Exceptional duplex - Just steps from the Broadwater

Situated in an exceptional location just a short stroll from the beautiful Broadwater, this centrally located duplex spans two levels. The open-plan living areas feature air conditioning and are generously sized, with separate lounge and dining rooms that lead out to a private, fully fenced garden, perfect for entertaining.

Upstairs, three plush carpeted bedrooms await, including a main bedroom with ensuite and walk-through robe, and two additional bedrooms, each with built-in robes and ceiling fans. The main bedroom also boasts a sunny balcony.

Features include:

- Three good-sized bedrooms, all featuring ceiling fans
- Master bedroom includes walk-in robe, ensuite, and balcony
- Modern main bathroom
- Combined tiled open plan living & dining room equipped with air conditioning
- Stylish kitchen boasts lovely benchtops, breakfast bar, appliance cupboard, and ample storage
- Large powder room/laundry

Price:

\$850,000



**Ingrid Miller**

0459 226 283



**Sean Byfield**

0438 061 979

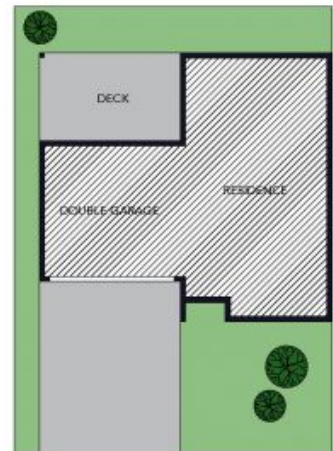




First Floor



Ground Floor



Site Plan

INTERNAL AREA : 145 SQM  
EXTERNAL AREA : 26 SQM  
TOTAL AREA : 171 SQM



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.