

Labrador, 16 Sydney Street

Charming Fully Renovated Home in Prestige Chirn Park —
Auction on 15/11/24!

Auction Location: On-Site

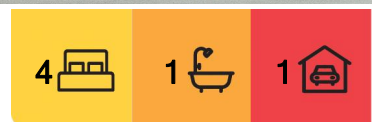
Welcome to your new home, nestled in the heart of Chirn Park, Southport. This beautifully restored residence combines character and charm with modern sophistication, offering a perfect haven for families and entertainers alike.

Set on the highly sought-after Sydney Street, you'll be just steps away from local hot spots! Enjoy a morning coffee at Daark Espresso, indulge in delicious treats from 5B2F Bakehouse, or enjoy a meal at Thai Magik and Muso Ramen—all within a 5-minute walk. The Southport CBD, Broadwater Parklands, Gold Coast University Hospital, and Griffith University are just a 5-minute drive away.

Features you'll love:



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
AUCTION

View
ljhooker.com.au/ZREF4K

Contact
Alex McCormack
0411 510 099
amccormack.southport@ljhooker.com.au
Ben Latimer
0402 921 314
blatimer.southport@ljhooker.com.au

LJ Hooker Southport
(07) 5591 5222

- 4 Spacious Bedrooms: Ideal for families or accommodating guests
- 1 Renovated Bathroom: Sleek, stylish, and fitted with contemporary finishes.
- Near New Kitchen: A chef's delight, featuring stunning stone benchtops and stainless-steel appliances.
- Multiple Living Areas: Two separate living spaces provide versatility and comfort for everyday living.
- Expansive Covered Sunroom: Step into the huge sunroom that overlooks the sparkling inground pool, ideal for year-round entertaining.
- Low Maintenance Outdoor Areas: Relax and unwind in your private outdoor oasis.

Financial Information:

- Council Rates - \$2,270 per year approx
- Water Rates - \$1,400 per year approx
- Rental Estimate - \$900 to \$950 per week approx

This home has been lovingly restored throughout, showcasing hybrid floorboards, a brand-new Colorbond roof, and fresh paint that enhances its classic appeal and is now ready for the new owners to take the keys and enjoy it for years to come.

Whether you're a savvy investor looking for the next investment or an owner occupier looking for somewhere to settle into, this home will tick all the boxes.

Don't miss your chance to secure this incredible home! It will be going to auction on 15th November 2024 at 12 noon on-site. Our motivated owners are open to considering all serious offers prior to auction, so act quickly!

This is a rare opportunity to own a piece of Chirn Park's charm. Contact us today for more information or to arrange a private inspection. Your idyllic lifestyle awaits! Contact Alex on 0411510099 for more information.



LJ Hooker Southport
(07) 5591 5222

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	ZREF4K
Property Type	House
House Size	178 m ²
Land Area	417 m ²
Including	Study Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes

Alex McCormack 0411 510 099

Principal/Licensee | amccormack.southport@ljhooker.com.au

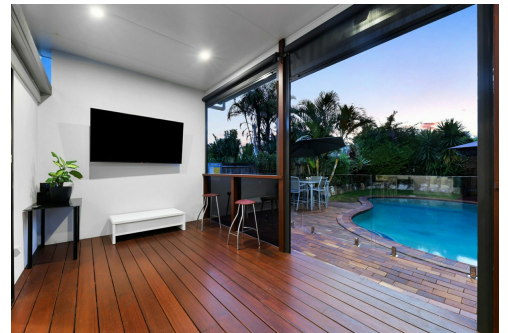
Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

LJ Hooker Southport (07) 5591 5222

2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street, SOUTHPORT
QLD 4215

southport.ljhooker.com.au | southport@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Southport
(07) 5591 5222



Alex McCormack 0411 510 099
Ben Latimer 0402 921 314

16 Sydney Street
LABRADOR

417m²

4 Bed + Study Nook

1 Bath

1 Car

Internal 136m² | Decks 29m² | Carport 13m² | Total 178m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

pdc.



LJ Hooker Southport
(07) 5591 5222

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.