



Labrador, 6/138 Central Street

Modern Living With Space And Privacy

This immaculately presented 3 bedroom plus media room villa is the perfect blend of style, space and convenience.

Built in 2022 and located in one of the best positions within a boutique complex of 37, this home offers privacy, comfort, and modern features throughout.

This spacious two level property is positioned only minutes to the Broadwater Parklands and has the convenience of having shops, parks, schools, and dining precinct close by.

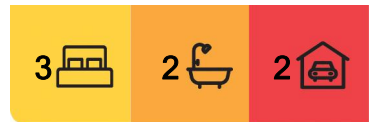
Enjoy open-plan living, quality finishes, and a peaceful outdoor area with a private spa and tranquil fountain —perfect for relaxed evenings or entertaining.

Property Highlights:

*3 spacious bedrooms + upstairs rumpus / media room



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
Offers from \$860,000

View
l.jhooker.com.au/JZJ0F

Contact
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LJ Hooker Ashmore
(07) 5526 9722

- *2.5 bathrooms including ensuite to master
- *Open plan living with island kitchen bench
- *Oven, dishwasher & new induction cooktop
- *Covered patio with fountain feature
- *Private outdoor heated spa (pool safety certified.)
- *Separate laundry with storage
- *Air conditioning to all bedrooms & living area
- *Remote-controlled blinds (blockout upstairs)
- *Double remote garage with built-in shelving
- *Smart garage access via App
- *Ring doorbell & security cameras
- *Clothesline in exclusive-use area
- *Solar system for energy efficiency
- *Total floor area: 170 sqm
- *Positioned away from main driveway; backs onto common area

Prime Location —Minutes to:

- *Gold Coast University Hospital 1.9km
- *Australia Fair Shopping Centre 2.9km
- *Harbour Town Premium Outlets 2.0km
- *The Broadwater and local parks 1.3km

A rare opportunity to secure a near-new home in a central and quiet location. Act fast — this one ticks all the boxes!

- *Body Corp Levies approx. \$100 per week
- *Council Rates approx. \$2,051 per annum
- *Water Rates approx. \$482 per quarter

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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More About this Property

Property ID	JZJ0F
Property Type	Villa
Including	Ensuite Air Conditioning Toilets (3) Spa Courtyard Dishwasher Built-in-Robes Remote Garage Solar Panels Close to Schools Close to Shops Close to Transport Toilet Facilities

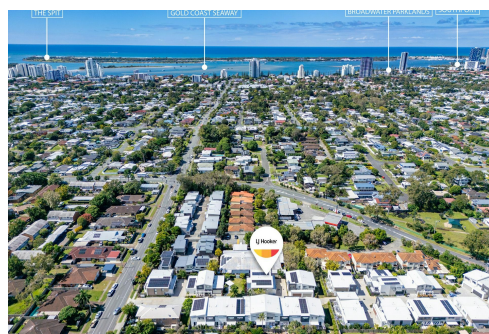
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VILLAS

ON CENTRAL

Villa Type A

Ground Floor Area 92m²
 First Floor Area 78m²
Total Area 170m²

- 1 Living 2 Dining 3 Kitchen 4 Garage
 5 Entry 6 Laundry 7 Powder Room
 8 Terrace 9 Bedroom 10 WR 11 Ensuite
 12 Bathroom 13 Family Room 14 Study

