



26/63 Olsen Avenue, Labrador

## SOLD by Mason Niari

Modern Single-Level Haven: Space, Style & Convenience!

Discover a rare blend of modern luxury, effortless living, and unparalleled convenience in this beautifully updated ground-floor unit. Tucked away in a prime, sought-after complex, 26/63 Olsen Avenue offers a unique and private lifestyle with direct reserve parkland access from your own backyard. From the moment you step inside, you'll be captivated by the stylish renovations, abundant natural light, and premium features designed for comfortable, low-maintenance living. This is not just a property; it's a secure and sophisticated sanctuary waiting to be called home.

Some of the quality property features include:

- Two generously sized bedrooms, both filled with natural light, each bedroom features a built-in wardrobe and a ceiling fan for year-round comfort plus a multipurpose room, a versatile space ideal for a home office or 3rd bedroom
- A stylish and modern family bathroom designed for functionality, features a separate bathtub and shower, separate toilet for easier family access and privacy
- A stunning, fully renovated kitchen that will impress the most discerning chef, equipped with high-end appliances and an abundance of cupboard space, features a practical breakfast

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.

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### FOR SALE

Offer Over \$770,000

### AGENTS

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### AGENCY

LJ Hooker Paradise Point  
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LJ Hooker

- counter, perfect for casual meals and overlooking the dining area
- A bright and welcoming open-plan living and dining zone, kept comfortable in all seasons with a ceiling fan and split-system air-conditioning
- Energy Efficient, massive 9.7kW micro-inverter (Emphase) solar panel system to drastically reduce power bills
- Secure & Private: Single secure garage plus an car parking
- 4K IVSEC security camera system
- Private pergola area in the backyard
- Complex Amenities: residents have access to two sparkling pools

Positioned in a highly convenient part of Labrador, this villa places you close to everything. Just minutes to Harbour Town, Runaway Bay Shopping Centre, Griffith University, and Gold Coast University Hospital. Public transport is right at your doorstep, while the Broadwater, local parks, and beaches are only a short drive away. Whether for lifestyle or investment, the location is hard to beat.

Contact Mason Niari on 0415755137 to arrange a viewing and for more information.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective vendors, purchasers, landlords & tenants should make their own enquiries to verify the information contained herein.

## MORE DETAILS

Property ID                    12G5H4J  
Property Type                Villa

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