



**\$1,595,000**

**4** **2.5** **2** **245 m<sup>2</sup>**

1/41 Billington St, LABRADOR

## BRAND NEW VILLA & NO BODY CORPORATE FEES!

Picture this: all of the benefits of a spacious, low maintenance, freestanding villa – with the additional advantages of low-maintenance townhouse style living without bodycorp fees... Just steps to the Broadwater.

Boasting four bedrooms, open plan living with generous kitchens with extra wide state-of-the-art appliances (including natural gas), multipurpose room and many with additional niceties that are rare in a townhouse or apartment such as butler's pantries, study nooks and double car garage with additional parking. All with perfect outdoor entertaining area, private pool and professional landscaping offering a low- maintenance yard with an abundance of space for kids or pets!

Nestled in an evolving urban location, this is your gateway to a vibrant community. Adjacent to 5,000sqm of leafy parkland featuring amenities such as a kids' play area, tennis and squash courts, and just a short stroll to the Broadwater, seafood market, cafes and restaurants, boat ramps, and local primary school. This stunning development is also close proximity to Harbour Town Shopping Centre, Griffith University and Gold Coast Public and Private Hospitals, the Southport CBD and of course our famous beaches.

DISCLAIMER\* the above information is provided as a guide only and has not been verified for accuracy. Any party wishing to engage in a contract for this land is encouraged to complete their own due diligence prior. While we strive to provide accurate information where ever possible, Wyatt & Fuss Real Estate and its associates do not accept liability regarding inaccurate information regarding this property.

## CONTACT AGENT:



**Richard Fuss**  
**0400 707 425**  
richard@wyattfuss.com.au

# 1/41 Billington Street, Labrador

4 bed | 2.5 bath | 2 cars

## FEATURES:

- Entertainer's kitchen with stone bench-tops, large appliances, servery and butler's pantry
- Open plan living and dining
- Alfresco overlooking private pool and low-maintenance yard
- Second living / multipurpose room
- Spacious master with walk-in robe and double-vanity ensuite
- Built-in robes
- Fully ducted and zoned air-conditioning
- Double car carport with power ready to charge your vehicle

Internal: 159 m2  
 External: (in double carport) 62 m2  
 Total: 221 m2  
 Site: 245 m2



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 REAL ESTATE



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**THE SHORELINE  
 COLLECTION**  
 ON TERESA LANE