

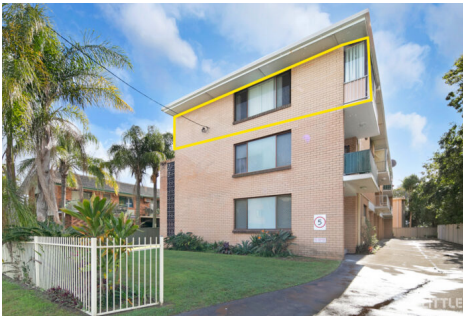
**SOLD**

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📍 4/9-11 Baker Avenue LABRADOR QLD



**SOLD**



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## **UNDER CONTRACT Seller Has Purchased and Wants SOLD - Act fast before it's gone**

This charming 1-bedroom + sunroom unit offers the perfect mix of comfort, space, and lifestyle in a quiet and sought-after Labrador pocket - just moments from the stunning Broadwater.

Whether you're a first-home buyer, savvy single upgrader, retired couple, or investor, this low-maintenance property offers impressive space, a light-filled layout, and unbeatable convenience.

### Property Features:

- Generous bedroom with built-in robe
- Bright sunroom - perfect as a home office, hobby space or guest area
- Neat and tidy bathroom
- Spacious open-plan living and dining area
- Functional kitchen with ample bench space
- Extremely large secure garage plus electronic roller door with room for two small cars, plus storage or workshop
- Small, quiet complex with low body corp fees

Positioned in a peaceful street, you're just a short stroll to public transport, local cafes, shops and the waterfront.

- Ideal for first-time buyers or smart investors
- Minutes to the Broadwater, Chirn Park, Australia Fair and Harbour Town
- A hidden gem with potential and lifestyle appeal - don't miss this opportunity!

Contact us today to arrange your private inspection.

### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

**SOLD**

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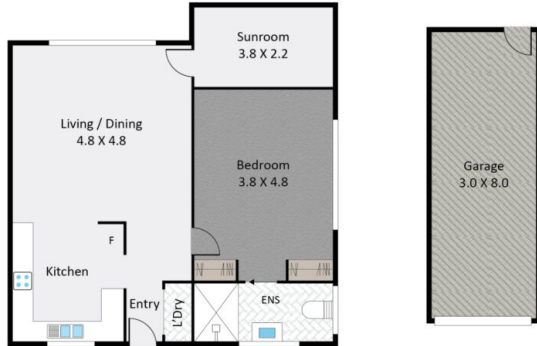


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Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.