

# 1/4 Mallet Close, Gracemere, Qld 4702

## Unit For Sale

Wednesday, 17 April 2024



1/4 Mallet Close, Gracemere, Qld 4702

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 142 m2**

**Type: Unit**



ArnaLeigh Brazier

0402442377

**\$359,000**

Welcome to 1/4 Mallet Close, Gracemere – your perfect blend of comfort and style in a peaceful, quiet street. This well-maintained solid construction duplex unit built in 2011, is a rare find in today's market, offering a fantastic alternative to rising housing prices without sacrificing quality and comfort. Property Highlights: 3 Spacious Bedrooms: Including a master suite with ensuite and two additional bedrooms. 2 Modern Bathrooms: Well-appointed and designed for convenience. 1 Secure Garage: Attached garage with internal access. Open Living Space: An open floor plan that connects living, dining, and kitchen areas. Fully Fenced yard: Your own private outdoor space for relaxation or play. Air Conditioning: Stay cool and comfortable year-round with split system airconditioning. This charming unit is a wonderful opportunity for first-time homebuyers, downsizers, or savvy investors looking for a valuable addition to their portfolio. Currently tenanted to July 2024 at \$400 per week. Don't miss out! Contact Arna-Leigh Brazier 0402 442 377 today! 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 inspections or otherwise.