

**1/40 Barron Street, Gordon Park, Qld 4031**



**Townhouse For Sale**

Friday, 3 May 2024

1/40 Barron Street, Gordon Park, Qld 4031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



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## For Sale

With great pride, we introduce this exquisite low-set villa, nestled within a select enclave of six, situated in the esteemed neighborhood of Gordon Park. A haven of elegance, this residence is tailor-made for first-time buyers, discerning investors, or those seeking the ease of downsized living without compromise. Offering a spacious layout with three bedrooms, it presents an ideal fusion of comfort and convenience. Positioned for proximity to essential amenities, this property stands as a compelling opportunity not to be missed.

**Key Features;**

- Complex of only 6 Villas
- Complete Renovation
- 3 Car accommodation with 2 under cover, 1 suitable for caravan/Camper Van
- Large Outdoor area, Carport and storage shed 2x4m with roller door
- Epoxy flake floor coating to all outdoor area
- 3 new sky lights, roof restoration incl high quality heat resistant paint
- New kitchen with all electric appliances with stone benchtop
- Heating to Bathroom and Ensuite
- Ceramic tiles throughout the property
- Security locks to entry and sliding doors
- Security screens to all windows and doors
- Attic Loft Ladder for extra storage
- 3kw Solar system
- 70% shade cloth covered to part garden area for growing orchids and ferns
- Currently Owner Occupied
- Body Corporate \$530 approx. per quarter
- Rates \$410 approx per quarter

Positioned a mere 5km from the bustling CBD and within moments of the airport link, this property sits at the nexus of convenience. Central to the vibrant shopping hubs of Lutwyche, Stafford, and Chermside, it offers unparalleled accessibility to amenities and public transport networks. Embrace leisurely weekends by immersing yourself in the verdant expanse of Kedron Brook's green spaces and bikeways, punctuated by delightful pauses at charming local cafes nestled along the way.

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.