

**11/11 Brown Street, Woree, QLD, 4868**

**Sold Townhouse**

Sunday, 16 April 2023

11/11 Brown Street, Woree, QLD, 4868

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Leveaux Gartner

0414628173

## CHARMING END TOWNHOUSE - CONVIENENT LOCATION

'Roslyn Court', Two-bedroom townhouse situated in a quiet and safe cul-de-sac in Woree. Small complex of 11 townhouses; this one is on the end with only one neighbor. Lovely garden aspect with a sparkling pool and outdoor living area in own private courtyard; room to grow veggies and herbs. Enjoy alfresco dining and BBQ in tropical splendor and offer peace and quiet. Open plan living, and dining spacious living areas with a large bay window extra storage under the staircase.

Upstairs you have 2 bedrooms; the main bedroom is airconditioned and has a gorgeous French style shabby chic style about it and a lovely bay window with a reading nook feature. The other bedroom could be used as an office space or guest room. The bathroom has a bathtub and the toilet is separate.

The work has been done. New 125 Litre hot water system, new electrical circuit board, new electrical wiring, new stove, new kitchen storage units and benchtop, new vanity in the bathroom, new air conditioner in bedroom upstairs etc.

Such a handy location within walking distance to business and doctor, chemist, dentist, public transport, etc.

You also have your own exclusive use carport and there is visitor parking. Genuine offers considered.

Body corporate fees are \$3,850 per year. Estimated rental is: \$320 p.w.

\* Please note the lounge photo has digital furniture.