

**12/115 Todds Road, Lawnton, Qld 4501**



**Townhouse For Sale**

Wednesday, 1 May 2024

12/115 Todds Road, Lawnton, Qld 4501

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



David Lazzarini



Callum Lazzarini  
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## Open to Offers!

This beautiful 3 bedroom, 2 bathroom townhouse has an exclusive use yard that is as BIG as some homes, how good is that! The spacious open plan living, dining and kitchen area opens to the covered entertaining area offering year round use no matter what the weather. Other features Include:

- Large air conditioned open dining, living and kitchen area with stone bench tops, electric stove, oven, rangehood, double sink with drying rack, dishwasher and plenty of cupboard storage.
- Master bedroom with ceiling fan, air-conditioning, fresh carpet, ensuite with shower, vanity and toilet. There is also a spacious balcony off the main bedroom which captures the cooling summer breezes.
- Bedrooms two and three have fresh carpets, ceiling fans and wardrobes.
- Family bathroom has a single vanity, shower over bath and toilet.
- Separate laundry in the garage with powder room attached.
- Single lock-up automated garage with off street parking for an additional vehicle.
- EUFY 3 camera security system for peace of mind.

Additional features:

- Pool in complex
- BBQ area in complex
- Manicured Gardens

Approximate Fees:

- Rates \$450 P/Quarter
- Body Corporate Rates \$1,095 P/Q (Balance in Sinking Fund: \$164,491 as at 26/04/2024)

Approximate Distances:

- Ron Thomason Park: 1.8km
- Lawnton State School: 1.2km
- Lawnton Kindy: 1km
- Les Hughes Sport Complex: 2km
- Lawnton Country Markets: 3.7km
- Brisbane Airport: 31.7km
- Brisbane CBD: 28.5km