

**12/421 Trouts Road, Chermside West, Qld 4032**



**Townhouse For Sale**

Saturday, 9 December 2023

12/421 Trouts Road, Chermside West, Qld 4032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Lin Lu

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## All offers are invited

This architecturally designed townhouse is made for family comfort! Open plan living area, two levels that gives effortless transition between the beautiful indoors and outdoors area. Only 9 km from Brisbane CBD in a leafy tranquil area. This townhouse has a mix of designs that are sure to suit your needs with great outdoor areas that help you enjoy the fantastic weather Brisbane offers. Special as the outlook/view is over the garden section of the complex and the bush, fully private and with minimal noise. Active families will love having the Chermide Hills Reserve directly across the road and the park view brings you relaxation and comfort, the beautiful park with walking trails and bike paths on offer. Families will appreciate being within the sought-after Craigslea State School and Craigslea State High School catchment areas, and the northside's best private schools are within a short drive. The ground level is the heart of the home and offers a selection of spaces to relax or entertain. The open, light and airy (but also ducted air-conditioned) living and dining spaces seamlessly flow onto an exceptional low maintenance courtyard. The kitchen is well-equipped and perfectly positioned to service the living spaces. The courtyard alfresco dining space features a stunning area. All three bedrooms are located on the upper level. The master bedroom enjoys an ensuite with walk in robe, and the other 2 spacious bedrooms with built-in robes. You will enjoy, - North-South direction- Ducted Air conditioning- Expansive low maintenance living in the epicentre of Chermide- Security screens on all windows and sliding doors- Fully fenced- Designer kitchen with Bosch appliances- Beautiful tiles on ground floor- Morden installed carpet on stairwell and upstairs- Beautiful tiles in the garage which is very special and can be used as a room- 5 ceiling fans- Panel Lift Remote Control side by side double garage with powder coated finish- Separate laundry and a separated toilet on the ground floor- Gym in the complex and for complex occupiers only- Low maintenance living, low Body Corporate outgoings- Council rates \$450 / quarter- Body Corporate levy \$761 / quarter- Rental income is \$690+ per week- Pet friendly- Westfield, Gym, Banks, Doctors Surgeries, Massages, Manicures...all in Chermide!- The best Strata company and 2 full time caretakers look after you 24/7 Perfect home for 1st home buyers, and Investors can look forward to consistently high tenant demand in this modern, well-situated complex which will achieve above \$690+/week rental income. A private inspection can be arranged at any time that suits you! Please contact Lin to arrange or for any further information on this gem!