

# 16/153 Denham Street, Bracken Ridge, Qld 4017



## Townhouse For Sale

Tuesday, 14 May 2024

16/153 Denham Street, Bracken Ridge, Qld 4017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Cara Bergmann

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## Offers Over \$739,000

Embrace the epitome of sophisticated living with this stunning Hamptons-style townhouse nestled in the heart of Bracken Ridge. Newly completed in 2024 and waiting for you to make it home, Evergreen on Denham seamlessly combines luxury and practicality for modern living. Be the first to experience the luxury and convenience of Evergreen on Denham. Create cherished memories in this timeless haven designed for modern living. Property Features: • Step inside and be greeted by the seamless flow of open plan living, dining and kitchen area. The spacious design creates an inviting atmosphere perfect for both relaxation and entertaining. • Indulge your culinary passions in the sleek gourmet kitchen featuring stone benchtops, Benko appliances, a gas cooktop, oversized oven, soft-close cupboards and a stylish subway tile splashback. The island bench offers additional storage and a perfect gathering spot. • Unwind or entertain in the outdoor entertainment area, offering space for your personal touches, BBQ area, and memorable gatherings with loved ones. Enjoy the low-maintenance lifestyle without sacrificing outdoor enjoyment. • Upstairs, discover an additional rumpus room, perfect for a children's play area, home office or relaxation space. This versatile room adds to the functionality. • Positioned at the rear of the complex, away from road noise and complex traffic, this townhouse provides a serene retreat for your family. • With four bedrooms, including a lavish master suite, every inch of this townhouse exudes comfort and relaxation. • The master bedroom boasts a ceiling fan, roller blinds, an ensuite with shower and vanity and a walk-in robe. Additional Features: • A generously sized double automatic lock-up garage • Enjoy climate control with ducted air conditioning throughout, ensuring a comfortable living environment regardless of the season. • Internal laundry with stylish tiles and additional toilet • Plush new carpets upstairs enhance the functionality and comfort of this home. • Roller blinds throughout the home. • The townhouse features zoned ducted air conditioning on both levels, ensuring personalised comfort for every part of your home. • Benefit from the public outdoor alfresco area, ideal for hosting guests, and enjoy the family-friendly atmosphere of the complex. • With all warranties accompanying this brand-new build, your peace of mind is assured for years to come. Body Corporate Fees: • Amin Fund Fees: \$480.92 Per Quarter • Sinking Fund Fees: \$274.72 Per Quarter \*\*Rental Appraisal available for viewing by interested buyers Contact us today to arrange a private viewing and step into the world of Evergreen on Denham.\*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.