

# 161 Nyleta St, Coopers Plains, Qld 4108

## House For Sale

Tuesday, 19 March 2024



161 Nyleta St, Coopers Plains, Qld 4108

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 405 m2**

**Type: House**



Thyme Property Sales Team - Jade Goh

## For Sale

This 8-years-young property, which has been lightly used, presents several advantages. Situated within the esteemed Robertson State School catchment area, it offers convenient access to various amenities. A brief stroll leads to the nearby public hospital, while the university is easily reachable on foot. Quick access to express city buses simplifies transportation, and local shopping centers, restaurants, and a private hospital are just a short drive away. The upper floor spans 175m<sup>2</sup> and boasts two balconies with 2.56m high ceilings. Blue gum polished timber floors adorn most of this level, alongside tiled wet areas. The spacious living area opens onto the front balcony, and a sizable wet bar area adds convenience. The main bedroom impresses with its size and includes a walk-in wardrobe, ensuite bathroom, and private balcony. Three other bedrooms offer ample space and built-in wardrobes. Additional facilities on this floor include a bathroom with a separate bathtub, a separate toilet, and ample mid-hallway storage. On the lower floor, spanning 197m<sup>2</sup> with 2.7m high ceilings, are two spacious bedrooms with built-in wardrobes. The large open-plan living, dining, and kitchen area seamlessly flows onto the alfresco space. Outdoors, the alfresco area features an external power supply and a fully functional stainless steel sink with hot/cold water supply, perfect for outdoor cooking. A bathroom with a separate bathtub, a separate toilet with handrails, and a spacious laundry room with ample storage complete this level.

**Key Features:-** 6 bedrooms, 3 bathrooms residence- Low-maintenance and spacious house- 2 kitchens suitable for large or separate households- Dual living opportunity, suitable for an expanded family or for investment purposes- Robertson State School Catchment The property is fenced with low-maintenance lawns and temporary raised vegetable patches along the back fence, easily removable if extra space is needed. Additional features include a 5000L water tank, Termimesh stainless steel mesh, R1 Thermofoil insulation in the roof and wiring for future air-conditioner installation. Ample parking space is available on the driveway and off-street.\*Quarterly QUU water & sewerage Services: \$195.58\*Quarterly council rates & state government charges: \$442.75 Please kindly note that the images have been virtually staging, with digitally added furniture and decor, and the removal of personal items for privacy reasons. We highly recommend viewing the property in person. Disclaimer: Although every effort has been made to ensure accuracy, we absolve ourselves of any liability for potential typographical errors or inaccuracies. The information provided is deemed reliable at the time of printing. Prospective buyers are urged to independently verify all details.