

**18/128 Barton Street, Everton Park, Qld 4053**

**Townhouse For Sale**

Tuesday, 14 May 2024



18/128 Barton Street, Everton Park, Qld 4053

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 160 m2**

**Type: Townhouse**



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## Offers over \$689,000

Looking to downsize without compromising on space or quality? Look no further than this exceptional townhouse nestled in a tranquil setting among just 22 dwellings. Situated at the end of the row for added privacy, this stunning residence offers a blend of modern design and low-maintenance living.

**Downstairs Features:**

- The kitchen features stone benchtops, a double sink, high quality stainless steel appliances, a gas cooktop with a built-in range hood, a Smeg oven, a Smeg dishwasher, ample storage, microwave space, double fridge space and a breakfast bar.
- The spacious open plan living and dining area is adorned with a split system air conditioning. Sliding screen doors with crimesafe lead to an outdoor entertaining space and a tranquil private courtyard.
- Your own oasis with lush greenery and a park like ambience, perfect for morning coffees or evening relaxation.
- Recently renovated Powder room, conveniently located downstairs for guests.
- Internal laundry with additional storage options and external access to the washing line and courtyard.
- Single lock up garage with automatic door and with internal access.
- Under stair storage, extra cupboard space and a garden shed.

**Upstairs Features:**

- The upper level reveals an inviting second living area or study nook with air conditioning.
- The master suite boasts double built in his and hers wardrobes and shelving, shutter blinds, curtains, split system air conditioning and ensuite.
- The second bedroom features a built in robe and shelving, shutter blinds and curtains.
- The family bathroom includes a shower, toilet and vanity.

**Additional Features:**

- Garden shed.
- Side gate access to the courtyard.
- Smart switches in the living area, kitchen, bedrooms, living area upstairs.
- Solar system installed only 1 year ago: 5kw Inverter and 6.6kw panels.
- Visitor parking.

**Body Corporate Fees:**

- Amount in Sinking Fund: \$106,366.07 (as of 10 April 2024)
- Admin Fund: \$340.00 Per Quarter
- Sinking Fund: \$300.00 Per Quarter
- Insurance: \$264.00 Per Quarter

**Approximate Rates:**

- Water \$400 Per Quarter
- Electricity \$300 Per Quarter
- Rates \$380 Per Quarter
- Rental Appraisal \$560 - \$620

**Approximate Distances:**

- Teralba Park, 450m
- Ballinderry Street Park, 800m
- Everton Park Shopping District, 1.1km
- Brookside Shopping Centre, 2km
- Northside Christian Collage, 2.1km
- North West Private Hospital, 2.3km
- Enoggera Train Station, 2.9km
- Hillbrook Anglican School, 3km
- Stafford Shopping Centre, 4km
- Brisbane CBD, 10km
- Brisbane Airport, 16km

**School Catchment:**

- Everton Park State School (Prep to Year 6)
- Everton Park State High School (Year 7 - Year 12)

Minutes away from the Everton Park shopping and dining precinct, within walking distance to public transportation and local schools, and a convenient 10km commute to Brisbane CBD, this impressive residence is sure to appeal to a wide range of potential buyers.\*\*\*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.