

**18/49 Handford Road, Zillmere, Qld 4034**



## **Villa For Sale**

Wednesday, 8 November 2023

18/49 Handford Road, Zillmere, Qld 4034

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 135 m2**

**Type: Villa**



Mathew McCullagh  
0409275107

## Offers over \$479,000

Located in Handford Park Estate and positioned perfectly at the rear of the complex, this low-set villa is looking for a savvy buyer to add this opportunity to their investment portfolio. The villa is currently achieving a fantastic rent of \$475 per week in a growth suburb on the rise. With access via a well-lit pathway and private gate, you will have all the amenities on your doorstep in this lovely and quiet ultra-convenient complex with IGA, chemist and medical facilities, takeaway, bottle shop, café, hairdresser, 7-eleven and so much more. It is a short drive in either direction to shopping centres in Taigum, Fitzgibbon and all you will need at Chermside Westfield. Transport won't be a problem either with a bus stop right outside the complex, and the Zillmere train station across the road. This villa has undertaken a beautiful renovation in the last few years including a stunning kitchen with stainless steel appliances including a dishwasher, oven and stove top. It features plenty of cupboard and drawer space, double basin and captures plenty of natural light with a skylight overhead. The change to the original design brings more space with an open kitchen area that is perfect for your dining table whilst not compromising your living room space, which overlooks the big, exclusive use covered courtyard with a seamless flow from indoor to outdoor entertaining. There is both a fan and an air con in this area to keep you comfortable, especially if you're working from home or relaxing on weekends. The kitchen, dining and living feature low maintenance quality flooring whilst the bedrooms have quality carpet. One of the unbeatable features - the bedrooms are a generous size, both with built-ins, curtains, fans and air con units! The bathroom is practical and central with a big shower and vanity, separate toilet, and is next to the internal laundry. There are two exclusive use car spaces with one single remote garage and one open space adjacent. Pets are considered upon application to the Body Corporate. Features:

- 2 bedroom, low-set villa in Handford Park Estate
- IGA complex adjacent with a range of retail and medical services
- Bus-stop out the front of complex & Zillmere train station across the road
- Renovated in recent years
- Short drive to additional shopping centres in Taigum, Fitzgibbon and Chermside Westfield.
- Stunning kitchen with stainless steel appliances including dishwasher, oven, stove and plenty of cupboard & drawer space
- Open plan living area with quality low maintenance flooring, air-conditioning and fan
- Quality low maintenance flooring through living areas and quality carpets in the bedrooms
- Two generous size bedrooms with built-in robes, air-conditioners, curtains and fans
- Bath bathroom with big shower, vanity and adjacent separate toilet
- Internal laundry
- Security screens
- Window coverings
- Pets considered upon application to Body Corporate
- Body corporate rates of approx. \$568 per quarter
- Rates approx. \$481 per quarter
- Currently tenanted at \$475 per week

Inspect at one of our scheduled open homes as this one will be snapped up quickly in the current market.