

**2/20 Ryans Road, Northgate, Qld 4013**



**Townhouse For Sale**

Tuesday, 16 January 2024

2/20 Ryans Road, Northgate, Qld 4013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 137 m2**

**Type: Townhouse**



Dwight Colbert

0732630600

## For Sale

Presenting you with an alluring blend of airy alfresco connection and a delightful sense of sanctuary, this stunning townhouse showcases impressive proportions and contemporary style along with a practical and family friendly floor plan. Brilliantly designed with 3 good size bedrooms and 2 bathrooms, this townhouse is positioned in a well maintained boutique complex of 4 and is bound to impress. Offering open-plan living and a dining area that flows out to your alfresco area and private courtyard. Great for entertaining family and friends. This functional floor plan with neutral tones and quality finishes will not disappoint. An inspection is highly recommended to secure your place in today's market. This property will attract first home buyers, down sizers and investors alike! Vacant and ready to move straight into, here is your opportunity to secure a fantastic home in a great neighbourhood. A snapshot of features bound to impress: Lower Level\* Open plan kitchen and spacious living areas with glistening timber flooring throughout, flowing out to the irresistible alfresco and courtyard area with low maintenance easy care landscaped gardens\* Great sized and practical kitchen with ample bench and storage cupboards, together with quality stainless steel appliances and dishwasher\* Internal smart laundry facilities incorporated off the kitchen \* Oversized single lock up garage \* Storage under internal staircase Upper Level\* Master bedroom with built-in wardrobes and ensuite \* Great sized second and third bedrooms with built in wardrobes and block out electric roller shutters\* Main bathroom with shower over bath, vanity and toilet\* Linen storage Additional Information\* Ducted reverse cycle air-conditioning throughout \* Ample storage throughout\* Freshly painted and new carpets upstairs\* Security screens on all doors \* NBN Connection\* Rates \$386.75 per quarter\* Water \$388.18 per quarter (based on consumption)\* Body Corporate \$953.16 per quarter\* Boutique complex of 4 townhouses \* Plus much more! Located in a peaceful pocket of Northgate and within walking distance to Northgate train station and bus stops, The Toombul Bowls Club, local breweries, cafes, parks, local schools and minutes to Nundah Village, DFO & Airport, Motorways. An inspection is highly recommended to truly appreciate all of the benefits this quality property has to offer. For further enquiry or to arrange your private viewing, please contact Dwight Colbert. We look forward to meeting you at 2/20 Ryans Road in Northgate.