

**2/21 Manson Parade, Yeronga, Qld 4104**



**Sold Townhouse**

Tuesday, 12 March 2024

2/21 Manson Parade, Yeronga, Qld 4104

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$751,500**

2/21 Manson Parade in Yeronga is an immaculately kept modern garden courtyard townhouse in a secure complex with gated, video intercom access, with TWO car spaces and a storage cage. Often sought and rarely found are low maintenance, lock up and leave properties with private use garden courtyards that take little effort to look after; currently a callistemon and lillypilly screen gives a sense of calm and privacy from the street to the Eastern-facing terrace. The lower level is air-conditioned, neutral and open plan, with a low maintenance gloss tiled floor opening via dual glass and security sliding doors to a partly covered dining entertainment area and with clothes-line. The kitchen layout works well in the space provided with plenty of bench space and overhead cupboards, stone benchtops including a dine-in island bench, stainless appliances including a dishwasher, and built-in feature shelving. Both bedrooms upstairs are of generous size, with large windows and privacy screens and block-out curtains, with ceiling fans, built-in robes, and an ensuite to the air-conditioned main bedroom, while bedroom number 2 sits adjacent to the main bathroom. Sky-lighting has been a clever and useful addition to the property in both bathrooms allowing for natural ambience during the day. Sweet dreams are made of these: - Two car spaces + storage cage - Built above historic flood lines - Pet / cat door in security screens to courtyard - Air-conditioning in living and main bed - Exclusive use courtyard and garden - Council Rates \$386 per quarter - Rental Appraisal \$600 per week - Currently vacant possession - Body Corporate Fees: \$847.62 per quarter Manson Parade is position perfection; a brief walk to ASA Yeronga for your morning coffee, Yeronga Bakery for a sandwich or Club Yeronga RSL for a beer, or jump on a train or bus nearby and scoot into the CBD and be there within minutes. Yeronga State School and St Sebastians are each an approximate 11 minute walk or the University of Queensland a manageable walk or ride via the Green Bridge within 4km. With Woolworths Annerley, Coles and Aldi at Fairfield Gardens or the new Woolworths at Yeerongpilly Green all immediately nearby, this property is convenience rich! Currently owner occupied with no tenancies in place, 2/21 Manson Parade in Yeronga makes an impressive, low maintenance place to call home. Don't miss the opportunity of this modern townhouse; neat as a pin and built above the historic flood levels - contact Nick Bowen today to arrange your own private inspection, or attend an advertised open home time.