

# 2/33 Bouganvillea Drive, Middle Ridge, Qld 4350



## Unit For Sale

Tuesday, 6 February 2024

2/33 Bouganvillea Drive, Middle Ridge, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 137 m2**

**Type: Unit**



Dominic Ryan



Louise Bizzell  
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## Offers Above \$599,000

Located in the heart of the ever-popular 'Flower Estate', you will find this quality home offering an abundance of natural light and no body corporate fees! This stylish duplex-unit has not skipped a beat encompassing comfort and modern convenience, whilst offering privacy and security for the owner occupiers and astute investors alike. Offering a versatile floorplan, this home boasts a generous and open-plan living, spacious master bedroom with ensuite and additional guest rooms equipped with built-in robes. The open-plan design feels spacious and guarantees all year-round comfort with the centrally located reverse cycle AC positioned for optimum climate control any time of the year. At A Glance:- Light and bright rooms- Covered outdoor area with desirable northern aspect- Quality and spacious kitchen offering modern electrical appliances- Master bedroom offers WIR and ensuite- Two additional bedrooms serviced by family bathroom- Sizable rear yard with side access, plenty of space for kids or pets- Reverse cycle A/C in living area- 12 Solar panel array for added convenience as well as solar hot water- Ceiling fans in master and one bedroom- Low maintenance and beautifully landscaped courtyard- Automated sprinkler system within the garden for all year round care- Run property on town or tank water- No body corporate fees only shared insurance Located within walking distance to various parklands, shops and schools, including Ballin Drive parkland, Waterbird Habitat, Gabbinbar State Primary School and a short drive to Centenary Heights State School and the well-equipped Ridge Shopping Centre. If you have been looking for that enviable buying opportunity or substantial investment to add to a successful portfolio, then 2/33 Bouganvillea Drive is a must inspect. Contact the team today to see how you can become the new owner of this exceptional Middle Ridge unit. Accelerating success. Contact Dominic Ryan or Louise Bizzell from Colliers Toowoomba for more information.