

**21/13 Quarrion Street, Taigum, Qld 4018**



**Sold Townhouse**

Friday, 1 September 2023

21/13 Quarrion Street, Taigum, Qld 4018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 198 m2**

**Type: Townhouse**



Omar Hamid



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**\$572,000**

Conveniently positioned close to all amenities, this stunning large 3-bedroom townhouse has spacious modern living with all the creature comforts including brand new carpets. Ready to occupy, you have the opportunity to nest or invest in this quiet pet-friendly complex and secure a low-maintenance lifestyle with easy access to shops, schools, parks, transport and so much more. You'll step inside to find generous open plan living and dining zone waiting to be enjoyed, each overlooked by the modern well-appointed kitchen complete with a gas cooktop, ample storage and stone benchtops with a wide breakfast bar. All 3 bedrooms upstairs include mirrored built-in robes, while the master also features its own ensuite and balcony. The main bathroom with bathtub, toilet and vanity serves the remaining bedrooms, while downstairs is serviced by a powder room and laundry facilities accessed via the kitchen. A delightful outdoor retreat awaits you in the private courtyard, opening to a alfresco patio and low maintenance garden space with side access. Completing this 198m<sup>2</sup> townhouse is the single remote lock-up garage as well as an additional 2nd off-street car park in front of the home. There's plenty of visitor parking for your guests, as well as access to a swimming pool in the complex for cooling off in the summer months. An access gate leads to the council parkland and creek right next to the complex that's perfect for a picnic in the fresh air. This fantastic central location puts you within walking distance of Taigum Square for effortless access to shops, restaurants, cafés, medical services and the bus interchange. You're close to local schools, parks, train stations and other amenities, with less than a 2-min drive when you need to quickly run down to Coles, Aldi or Woolies. Financials:- Council Rates: approx. \$450 per quarter- Body Corporate: approx. \$1,059 per quarter- Water Rates - approx. \$473 per quarter- Current Rental Appraisal \$550-\$600 per week Don't miss the opportunity to own this beautiful home! To make an offer simply click on the following link - <https://buy.realtair.com/properties/108950>