

# 22 Augusta Crescent, Mount Ommaney, Qld 4074



## Townhouse For Sale

Thursday, 6 June 2024

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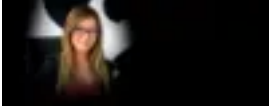
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 259 m2**

**Type: Townhouse**



Prudence Lam  
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## For Sale

Nestled in a quiet cul-de-sac, this easy and low maintenance townhome in exclusive Central Parklands is vacant and ready for its new owners. Residents of Central Parklands have access to the BBQ area, lap swimming pool, sauna, heated spa, well-equipped gym and tennis court. With 3 generously-sized bedrooms, 2.5 bathrooms plus a study/home office or additional lounge, it's more 'house' than townhouse. The modern open plan living, dining and kitchen provides plenty of space. The kitchen features granite benches, gas cook top, breakfast bar and plenty of storage. The tiled living and dining area opens out onto a large covered patio which offers plenty of nice outdoor entertaining space. The king-sized main bedroom has its own balcony, walk-in-robe and ensuite with double vanity and double shower. Bedroom 2 and 3 are also a great size both with built-in robes. Situated conveniently close to everything - within walking distance to Mt Ommaney Shopping Centre and medical centre, schools and parks, nothing is too far away.

22 Augusta Crescent:- Freshly painted- Brand new carpet- Ducted air conditioning and ceiling fans throughout- Open plan living, dining and kitchen- 2 living zones (second living area also great for office/study space or potential 4th room)- Covered alfresco area and low maintenance garden- Kitchen with breakfast bar, dishwasher, gas cooking and great storage space- Large main bedroom with balcony, walk-in wardrobe, ensuite with double vanity and double shower- Bedroom 2 and 3 are very spacious plus built-in robes- Main bathroom with shower and separate bathtub- Linen cupboard- Internal laundry room and powder room downstairs- Storage under stairs- Double electric garage- Fully fenced with side gate access

Central Parkland amenities:- Direct park access- Swimming pool- BBQ area- Heated spa- Gym- Sauna- Tennis court

Excellent location (approx.):\* Side walkway to Lorikeet Park\* Walking distance to bus stops and parks\* Mount Ommaney Centre (Woolworths, Coles, ALDI, Sunlit, Kmart, Target, Big W, Numerous specialty stores, Gyms, Restaurants including 8 Street plus many more major stores) - Less than 5 minutes walk or 2 minutes drive \* McLeod Country Golf Club - 2km\* Jindalee DFO - 3.5km\* Rocks Riverside Park - 4km\* Jindalee DFO - 3.5km\* Brisbane CBD - 15 km\* Nearby schools include Jamboree Heights State School, Jamboree Community Kindergarten, Good News Lutheran School, Centenary State High School

Financials: Council Rates - \$480 per quarter Body Corporate Fees - \$890 per quarter Rental Appraisal - \$750-\$780 per week

This property is being sold without a price and therefore a price guide unfortunately cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. Some pictures may be indicative only. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.