

**26/1 Emerald Place, Bridgeman Downs, Qld 4035**



**House For Sale**

Thursday, 4 April 2024

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**Bedrooms: 3**

**Bathrooms: 2**

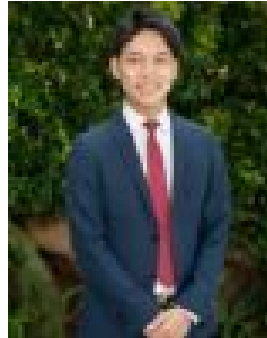
**Parkings: 1**

**Area: 138 m2**

**Type: House**



Sonya Treloar  
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## For Sale

Nestled in the serene and sought-after suburb of Bridgeman Downs, this contemporary three-bedroom townhouse offers the perfect blend of comfort, style, and convenience. Designed with modern living in mind, this property is ideal for families, professionals, and investors alike, promising a lifestyle of ease and sophistication. As you enter this townhouse, you are greeted by a spacious and well-appointed living and dining area, perfect for hosting gatherings or enjoying quiet family time. The heart of the home, the kitchen boasts an electric cooktop, dishwasher, and ample bench and storage space, ensuring meal preparation is both enjoyable and effortless. The master bedroom is complete with built-in robes, a ceiling fan, air conditioning, and an ensuite, providing a tranquil space to unwind. The two additional bedrooms are thoughtfully designed with built-in wardrobes and ceiling fans, ensuring comfort for all members of the household. A family bathroom complements these rooms, catering to the needs of both residents and guests. Additional features of this townhouse include a convenient powder room on the ground floor and a single-car garage with additional storage space, addressing all your storage needs. The outdoor undercover entertaining area offers a great setting for alfresco dining and relaxation. The fully fenced backyard not only ensures privacy but also provides direct pedestrian street access, adding to the convenience this property offers. Here you are also just minutes to Aspley Hypermarket and Business Centre, and 10 minutes to Westfield Chermside with its plethora of retail, dining and entertainment options. This desirable area of Bridgeman Downs is surrounded by parklands, playgrounds, walking and biking tracks.

Upper Level- Master bedroom with built ins, ENS, split air conditioning & ceiling fan- 2nd bedroom with built ins & ceiling fan- 3rd bedroom with built ins & ceiling fan- Family bathroom with bathtub, shower & single basin- Separate toilet

Lower Level- Living room with air conditioning- Dining area- Kitchen with electric cooktop, pantry, ample bench space- Powder room- 1 automatic garage- Undercover outdoor entertaining area- Fully fenced backyard with pedestrian gate access - Grass area- Security screen on doors and windows- NBN connected- Body Corporate: approx \$809 per quarter - 138 sqm block- Close to shops- Close to schools- Close to public transport- Close to major shopping centres

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.