

**26/49 Maranda Street, Shailer Park, Qld 4128**



**Townhouse For Sale**

Thursday, 13 June 2024

26/49 Maranda Street, Shailer Park, Qld 4128

**Bedrooms: 2**

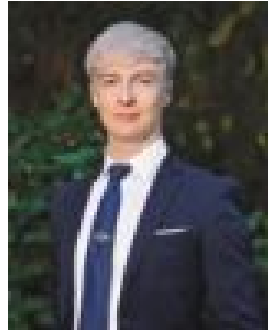
**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## Contact Natalia Blewett

If you're looking for a great investment property with a high return or maybe your first home, this well-maintained townhouse is for you. From the moment you step into this property, you'll be struck by the care and attention it has received from the owners. The easily maintained front garden brings a sensation of calm and offers both security and privacy with a lockable gate. The front door opens into a spacious open-plan tiled living area, perfectly decorated with natural elements and fresh colors. The space feels homely, with the added bonus of year-round comfort from the reverse cycle air-conditioning system. The modern bright kitchen is perfect for anyone who enjoys creating delicious meals. It overlooks the lush back courtyard and features a pantry, breakfast bar, and quality modern appliances, including a dishwasher, oven, and electric stovetop. For convenience, there is a second toilet, a huge under-stair storage area, and a well-hidden laundry. The laundry has a traditional basin with a storage cabinet above, plus room for a dryer. A generous outdoor courtyard bordered with tropical plants adds to the feeling of tranquility, with a high fence providing optimal privacy for entertaining. There is also a foldable clothesline on one side and the option to add a shade sail to existing poles. Upstairs, you'll find two good-sized bedrooms. The master bedroom is air-conditioned and has a walk-through wardrobe leading into a functional two-way bathroom. The second bedroom features a modern ceiling fan and built-in wardrobe. Both bedrooms have access to a freshly painted balcony that stretches the full front of the home - perfect for enjoying the morning sun. The bathroom is neat and tidy with a separate bathtub and shower. Custom-made Hampton-style shutters add an elegant touch. The upstairs area is completed with a separate toilet and a huge linen closet with plenty of shelves for storage. Parking is a breeze with a separate single garage, one of the few in the complex with a remote-operated garage door and extra parking next to it. A small shed adjoining the garage provides even more storage for all your tools, mountain bikes, or whatever you need.

**Features We Love:** 2 good-sized bedrooms 1 walk-in wardrobe & 1 built-in wardrobe Main bathroom with dual access 2 separate toilet rooms Laundry room Large living area Beautifully maintained Low Body Corporate fees & pet-friendly Lovingly maintained garden Remote automatic garage door Privacy and quiet Updated modern kitchen Dishwasher Large balcony Stunning outdoor patio 2 reverse cycle A/C units & NBNShort walk to Hyperdome and bus stop on Bryant's Road Ample storage space Body Corporate Fees: Around \$768 per quarter including sinking funds and building insurance. Rental appraisal \$450-\$480 per week

**More About the Local Area:** The Logan Hyperdome is less than a 2-minute drive, offering hundreds of shops, restaurants, cinemas, and the large Logan Bus Interchange, with services all over Brisbane. There are many schools close by, including Kimberley Park Primary, John Paul College, St. Matthews Primary, and Chisholm College. For the sports-minded, "Homestead Park" has over 2 km of walking and cycling tracks. There are four golf courses within a few minutes, a sports center, and numerous playing fields and sports clubs. For nature lovers, Daisy Hill Koala Park is just a few minutes' drive. Access to the M1 and Logan Motorway is only minutes away, making the CBD, Gold Coast, or western suburbs less than 30 minutes away. Even Brisbane Airport is a mere 25 minutes' drive. Additionally, the fisherman's paradise of Moreton Bay is less than half an hour away.

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