

**27/197 Parklands Boulevard, Little Mountain, Qld  
4551**



**Townhouse For Sale**

Friday, 14 June 2024

27/197 Parklands Boulevard, Little Mountain, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: Townhouse**



Karina Blankley

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**\$749,000**

• Brand-new 180sqm turn-key townhouse package in the boutique estate Serenity Little Mountain • Open-plan living with three bedrooms, two bathrooms, multi-purpose room (MPR)/study, and a double-lockup garage • Close to ALDI, Caloundra's CBD and beaches, medical centres, schools, parks, and more • Pet-friendly complex • Completion forecasted for August 2024 Serenity Little Mountain delivers lifestyle, convenience, and effortless living with your brand-new townhouse. You will be an easy walk away from: • ALDI • Meridan State College • Parklands Tavern • Little Mountain Aquatic Centre • Little Mountain Medical Centre • Night Owl • BWS • Large parks/playgrounds nearby And a short drive, 8-10\* minute from: • Caloundra's CBD • Moffat, Dicky, Shelly, Kings, Happy Valley and Bucock Beaches • Along with major sporting/leisure facilities such as golf courses and the turf club. Across two levels, this turn-key townhouse comprises three bedrooms, MPR/study, two bathrooms, open plan living flowing out to a light-filled courtyard, a quality galley kitchen, separate laundry, and parking for two vehicles. Features: • Brand new with quality fixtures & fittings throughout • 3 bedrooms, MPR/study, 2.5 bathrooms, open plan living • Kitchen: 20mm stone benches, stainless steel appliances • Ducted air-conditioning + ceiling fans • Tiled flooring in living/kitchen, carpets in bedrooms • Security screens, and flyscreens • Private alfresco to entertain friends. • Double lock up garage + onsite visitor parking • Body corporate fee of \$3,565.72 annually (excluding insurance) • Pet-friendly (subject to body corporate approval) • Short walk to tavern, school, shops, parks • 8-10 minutes to CBD, beaches, golf, turf club Serenity Little Mountain is a Dennis Family townhouse community, with landscaped gardens and visitor parking. For more information, please contact Karina Blankley at 0408 520 152. \*Approximately\*\* Artist impressions/renders only.\*\*\* This information has been prepared by Dennis Family Corporation and Colliers for advertising and general information only. While care has been taken to ensure that all representations are accurate as at the date of publication Dennis Family Corporation and Colliers does not guarantee, warrant or represent that the information contained in this information is correct. Any interested parties should undertake their own enquiries as to the accuracy of the information. To the extent permitted at law, Dennis Family Corporation and Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this information and excludes any liability for loss and damage arising therefrom. Computer generated images are indicative only of the generally intended development. Any views depicted are indicative and for illustrative purposes only. Views and apartment outlooks will vary depending on the level and location of the unit. Not all units will have views. Views may be impacted by future development of adjacent properties. Prospective buyers should make their own enquiries in relation to views. Images are not to be relied on as a guarantee or representation that a prospective buyer will receive the view, development layout, specification and/or construction depicted here. The actual view, development layout, specification and construction may vary materially from the image depicted. Dennis Family Corporation and Colliers reserve the right, without notice, to vary or amend the layout, specification or construction of the development without varying or amending the images. All purchases are subject to contract terms.