

**28/37 Wagner Road, Murrumba Downs, Qld 4503**

STONE

**Townhouse For Sale**

Monday, 18 March 2024

28/37 Wagner Road, Murrumba Downs, Qld 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 180 m2**

**Type: Townhouse**



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## Expressions Of Interest

Lee and Dee Doyle from Stone Real Estate welcome you to 28/37 Wagner Rd, Murrumba Downs. Situated in the sought after Riverside at Riverwood, this well cared for 3 bedroom, 2 bathroom townhouse is located in a quiet, pet friendly, secure gated complex at the end of a cul-de-sac next to the Pine River. Featuring an open plan living and dining area with air conditioning, providing a comfortable and refreshing environment all year round. The modern kitchen is equipped with sleek cabinetry and stainless steel appliances, and the bedrooms feature built-in wardrobes and ceiling fans throughout the house. With your own private courtyard, onsite manger and access to the community complex's amazing swimming pool, you'll have everything you need for a comfortable and low maintenance living. Located in the highly sought-after suburb of Murrumba Downs, this property is within short distance to local shops, schools, and public transport. With a big back yard, this townhouse is the perfect combination of space, style, and convenience. Features:- Kitchen with stainless steel appliances, dishwasher, gas cooking and plenty of cupboard storage and bench space- Master with built in robe, fan, air conditioning and ensuite- Remaining two double bedrooms with fans, air conditioning and robes- Combined lounge and dining area - with air conditioning and fan and opening to the alfresco- Upstairs Study or multipurpose area- Main bathroom with vanity, separate toilet and shower over bath- Security Screens - Neutral tones throughout- Powder room- Rear covered alfresco- Built in 2006- Fully fenced yard- Single lock up garage with storage- Natural gas- Communal pool and BBQ area- Heaps of visitor parking-River walks and parkland close by -Water Rates ~ \$460 per quarter-Council Rates \$449 per quarter-Rental return \$550-570 per week--Body Corporate approx \$92 per week Located with easy access to the Bruce Highway to take you to Brisbane CBD or the Sunshine Coast. It's within 10 minutes' drive to all the majors such as Westfield, IKEA, Bunnings, Costco and much more. Call Lee and Dee Doyle 0414 666 536 to organise your private inspection.