

# 3/12 Montague Street, Beaudesert, Qld 4285

AU PROPERTY GROUP III

## Sold House

Friday, 3 November 2023

3/12 Montague Street, Beaudesert, Qld 4285

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 227 m2

Type: House



Ash Usman

**Range: \$345,000 - \$405,000**

Welcome to this inviting and generously spaced villa with its own private garden space. This property, set on a 227m<sup>2</sup> lot, offers an ideal combination of comfort, convenience, and security. With three well-proportioned bedrooms, an open-plan living area, and a central location, this villa presents an excellent opportunity for various lifestyles.

**Property Highlights:**

- 3 Bedrooms, 1 Bathroom:** The villa boasts three ample bedrooms. A well-appointed bathroom serves the household's needs efficiently.
- Open-Plan Living with Fireplace:** The combined lounge and dining area offer a spacious and versatile space for relaxation and socializing. Enjoy the warmth and ambiance of a cozy fireplace, creating the perfect atmosphere for gatherings on chilly evenings.
- Air Conditioning and Fans:** Stay comfortable year-round with the convenience of air conditioning. Ceiling fans complement the airflow, ensuring a pleasant environment even during the warmer months.
- Separate Laundry:** A dedicated laundry room provides convenience and keeps household chores organized, enhancing the overall functionality of the villa.
- Single Car Lockup Garage:** Enjoy the convenience of a single lockup garage with internal access to the villa, enhancing both security and ease of entry.
- In Town Centre:** Situated at the heart of town, this property offers unmatched accessibility to essential amenities and services. It's a prime location that brings convenience to your doorstep.
- Convenient Proximity:** Tucked just behind Aldi, this villa ensures you're only moments away from shopping essentials. The property's location presents an exceptional opportunity for both owner-occupiers and investors.
- Manicured Lawn:** The well-maintained front lawn and garden area lend a touch of tranquility and curb appeal to the property, creating a pleasant atmosphere for outdoor activities.
- Versatile Investment Opportunity:** This villa holds great potential for investors seeking a good return on their investment. With its single-level design, it's a perfect match for downsizers and retirees looking for low-maintenance living.
- Walking Distance to Amenities:** Enjoy the convenience of strolling to Aldi, Woolworths, Medical Centres, the Post Office, and an array of other shops and facilities, all within easy reach.
- Private Yard with Hedge:** The unit features a sizeable yard bordered by hedges, providing a sense of privacy and a serene outdoor space to unwind.

This standalone villa offers a lifestyle of comfort, ease, and convenience. To truly grasp all that this property has to offer, an inspection is highly recommended. Don't miss out on the chance to make this charming villa your new home or investment opportunity. Contact us today at 0406 004 709 to arrange a viewing!"

**Disclaimer - All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries."**