

**3/3 Boulder Court, Nelly Bay, Qld 4819**



**Townhouse For Sale**

Wednesday, 8 May 2024

3/3 Boulder Court, Nelly Bay, Qld 4819

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 168 m2**

**Type: Townhouse**



Alex Strens

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**\$495,000**

This modern townhouse is located approx 100m from the ferry, transport, shops, cafes and restaurants in a complex of just three. Downstairs features open-plan living opening onto the front deck with high ceilings and quality contemporary finishes. Split system air-cons throughout the property as well as ceiling fans, louvres and screened doors and windows keep the property cool throughout the year. The modern kitchen features stone benchtops, gas cooktop, dishwasher, double sink, heaps of cupboard and drawer space and double aspect windows for natural light. Just off the kitchen is the laundry and a handy powder room and back door to the utility area. The stairs take you up to a landing with cupboards for storage and timber floors on the upper level create a nice homely feel. The master bedroom features a stylish ensuite bathroom, walk-in-wardrobe and private balcony whilst the second bedroom is also generous and size with its own ensuite bathroom and built-in-wardrobes. Finished to the highest standards, these properties have been built for tropical living and offer lots of extra features that will make life easier - spa and generator connection points, stone benchtops, internal laundry, downstairs toilet, louvre windows, air-conditioning and ceiling fans - even in the bathroom. With a 146m<sup>2</sup> exclusive use back yard, the property is well-suited for a pet. The 'body corp' fees are just a third share of the insurance cost - approx \$1050 p.a. and council rates approx \$2800 p.a. including water. Contact Alex to arrange a private inspection by appointment. NB photos are file photos taken in 2017. Property Code: 1561