

**3/30 Maranda Street, Shailer Park, Qld 4128**

**RE/MAX**Residence

**Townhouse For Sale**

Thursday, 25 January 2024

3/30 Maranda Street, Shailer Park, Qld 4128

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 170 m2**

**Type: Townhouse**



Erynne Manners  
0731331234

## FOR SALE

Presenting an exceptional 3-bedroom townhouse situated in the highly sought-after suburb of Shailer Park, this residence offers proximity to major amenities in a rapidly growing locale. Immaculately presented and move-in ready, this property embodies modern living with a cozy open-plan design, making it a comfortable and inviting home.

**Key Features:**

- Open-Plan Living:** The property features a warm and inviting open-plan living area seamlessly connected to a modern kitchen and meals/dining space, creating an ideal setting for daily living and entertaining.
- Three Generous Bedrooms:** All three bedrooms are generously sized and equipped with built-in wardrobes and ceiling fans, ensuring both comfort and practicality.
- Master Bedroom Sanctuary:** The master bedroom is a private sanctuary featuring an en-suite, walk-in robe, air-conditioning, and a private balcony, providing a perfect retreat.
- Immaculate Family Bathroom:** The family bathroom upstairs boasts an immaculate design with a bathtub and a separate toilet room for added convenience.
- Stylish Kitchen:** The fully-fitted kitchen showcases modern appliances, including a ceramic cooktop, electric oven, and dishwasher, ensuring both style and functionality.
- Tiled Living and Dining Areas:** Enjoy the seamless flow from indoors to outdoors with tiled living and dining areas that open up to a private outdoor courtyard.
- Convenient Location:** This townhouse is conveniently located within walking distance to the Logan Hyperdome shopping centre and transit hub. Additionally, it offers quick access to local schools, the M1 Motorway (2-minute drive), Brisbane (25 minutes), and Gold Coast beaches (30 minutes).
- Secure Parking and Storage:** A single lock-up garage with internal access provides secure parking, along with extra storage space. There is also visitor car park right out front.
- Great First Home Opportunity:** Being part of a small complex with only 5 townhouses, this property presents an excellent opportunity or a perfect home for another owner-occupier.

Seize the opportunity to own a residence that combines convenience, modern living, and investment potential. Contact us now to arrange a viewing and experience the allure of Shailer Park living at its finest.

Body Corporate is roughly \$825 a quarter and council rates are roughly between \$800-\$1100 a quarter.