

**31/395 Zillmere Road, Zillmere, Qld 4034**



**Townhouse For Sale**

Thursday, 13 June 2024

31/395 Zillmere Road, Zillmere, Qld 4034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Diana Hu

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## Submit all offers

31/395 ZILLMERE ROAD, ZILLMERE This spacious modern Tri- story, 3 bedroom, 2.5 bathroom, and double garage townhouse is located in a convenient suburb - Zillmere. Zillmere is located 16 kms north from Brisbane CBD, less than 30 mins drive to Brisbane Airport, 5 mins walking distance to train station, bus stops, local shops and 4 mins drive to Westfield shopping town. A stone's throw to O'Callaghan Park's playgrounds, libraries. Catchment for multiple public and private schools, childcare centres. It is an ideal first home for the family or a best valued investment with extremely low maintenance. This townhouse has been rented out for the past 9 years since built with zero vacancy due to its modern design, comfortable living, demand for location with steady growing high rent returns. Feature of the property:-  
- Ducted air con throughout. Ceiling fans in all 3 bedrooms as well as ducted air cons to ensure comfortability.  
- Spacious with 3 stories with modern timber stairs  
- Thoughtful design of ground level being two tandem garage and spacious storage with laundry plus a delightful alfresco area with a very low maintenance backyard.  
- Open plan living and dining area with 3rd guest bedroom / study and separate toilet.  
- Huge under covered outdoor area features timber deck and balcony facing sunrise for relaxation, entertainment and enjoyment.  
- Tranquil and spacious master bedroom with ensuite tucked in the highest level to enjoy privacy and leisure.  
- Separate quiet third bedroom facing the pool.  
- All 3 bedrooms have mirrored wardrobes, fans and ducted air con  
Investment Return:-  
- Weekly rent assessed at \$650 current with no vacancy in the past and steady growth in future due to demand  
• Rates/ water : \$450 ( approx.) per quarter  
• Body Corp fees: \$839 per quarter (current)  
Zillmere is a best valued suburb, in comparison with a stone's throw to nearby high profiled suburbs where high rises marking sky-rocket unit prices. This spacious townhouse with near 180 sqm offers best valued home or investment for you. Please enquire today while stocks available.  
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Due to the privacy of the tenants, we are only showing a similar vacant unit for your reference only. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.