

**32/113 Castle Hill Drive, Murrumba Downs, Qld
4503**

BRIDGEBURY

Townhouse For Sale

Monday, 22 April 2024

32/113 Castle Hill Drive, Murrumba Downs, Qld 4503

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 100 m2

Type: Townhouse



Matthew Klauss
0402346730

Offers In Excess Of \$489,000

Nestled at 32/113 Castle Hill Drive, this corner townhouse, epitomises modern living in a prime location. You'll find yourself in the heart of convenience, just minutes walking distance to shops, with local schools, daycares, and motorway access just moments away. Upon stepping inside, prepare to be pleasantly surprised. The first impression is one of spaciousness, as the open-plan living and dining area greets you with its cool, tiled floors and refreshing air conditioning. Natural light streams in through sliding doors that lead to your own private covered alfresco and outdoor courtyard - the ideal spot for sipping a cold beverage on a warm summer's day. The kitchen is a chef's haven, offering ample space across its benchtops and inside it's cleverly designed cabinetry. Equipped with quality appliances, it marries functionality with style seamlessly. Venturing upstairs, you'll discover three generous bedrooms, all equipped with built-in robes and ceiling fans. The master bedroom is a delightful retreat, featuring air conditioning, an en-suite bathroom, large built-in robe and it's very own private balcony to capture the fantastic breezes. The generous main bathroom servicing the two additional bedrooms boasts a soothing bathtub for unwinding after a long day. Downstairs, practicality reigns supreme, with a single lock-up garage offering internal access. Additional convenience is provided by an internal laundry and powder room. This property is currently tenanted until the 27th June 2024 at which time it will then be available to an owner occupier to move straight in. Body Corporate fees are approximately \$888 per quarter, which includes contributions to the sinking fund. **Please note this property has been digitally staged to represent how this property could look if professionally styled. Furniture and belongings are not representative of current tenancy** This property is in a sought-after location and we anticipate high interest. Waste no time register your interest with Matthew Klauss today at 0402 346 730. "What The Owner Says" This property has been a fantastic Investment for our family. We have seen great growth and potential in this complex and area. However, with a changing investment strategy it is now time to say goodbye. We hope that a savvy investor or lucky owner occupier sees their amazing future with this property. Disclaimer - We make no warranty or representation as to the accuracy, reliability, suitability of the information we provide and disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by you through placing reliance on anything contained in or omitted from the information we provide. A display of advertising does not imply an endorsement or recommendation by us and you acknowledge that you must make your own enquiries to determine this validity and appropriateness of the information we provide.