

**32/3 Fern Street, Enoggera, Qld 4051**

Solutions

**Sold Unit**

Wednesday, 6 March 2024

32/3 Fern Street, Enoggera, Qld 4051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 180 m2**

**Type: Unit**



Chris and Kathy  
0401054051

## Contact agent

Nestled within the exclusive Brookvale Courts boutique complex, this single-level Villa provides a serene escape in the sought-after inner northern suburb of Enoggera. Quietly placed at the end of the cul-de-sac on a corner with only one neighbour, what is not to love? With two spacious double bedrooms, a central bathroom, a single lockable garage, and a lush, fully fenced private rear courtyard, this residence is perfect for first-time buyers or downsizers looking for a low-maintenance, convenient lifestyle who want to refresh in their own personal style. Property features include: Two generously sized, double bedrooms, each with built in robes Private rear, paved courtyard and lawned area is the perfect space in which to relax or entertain North Facing backyard Open living and dining area, with lovely views through to the low maintenance gardens outside Air-Conditioned Lounge area Thoughtfully designed kitchen Central bathroom with separate toilet European-style laundry Single secure car garage with convenient internal access External fixtures to property were freshly painted in late 2022 Friendly complex offers a sparkling in-ground swimming pool and BBQ facilities School catchment for Enoggera State School and Everton Park State High School Body Corp approx \$650 per quarter Currently tenanted until 22/5/24 The complex with a sparkling swimming pool, communal barbeque area, and ample visitor parking. You are just a short walk to beautiful Kedron Brook greenbelt of parks, bikeways and scenic walks. The bus stop is literally 200m from your front door giving easy access to the vibrant café, restaurant and shopping precincts of Everton Park, Stafford and Brookside. Surrounded by both Primary & Secondary public and private schools and set in one of the inner-north's best performing suburbs, close to shopping hubs and the convenience of a superb public transport network, this outstanding property is great buying. Call Chris or Kathy for further information on 0401 054 051 or see you at the open home. Photography Disclaimer: The photographs displayed in this listing are for illustrative purposes only and do not accurately depict the current condition or appearance of the property.