

**35/906 Hamilton Road, McDowall, Qld 4053**

**Townhouse For Sale**

Wednesday, 13 March 2024



35/906 Hamilton Road, McDowall, Qld 4053

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Offers from \$849,000

This modern and luxurious villa is sure to impress, this home has been meticulously built with the best possible fittings and finishes, generous dimensions and all of the bells and whistles you can possibly imagine. Beautiful open plan, living and dining, 2.7m high ceilings and the magnificent modern kitchen with 40mm stone bench tops and quality Bosch appliances! The contemporary design is complemented by the convenient location - great access to shops, public transport, schools and parklands.

**THIS LUXURY VILLA FEATURES:**

- 4 generous bedrooms with built-in robes, including a walk-in robe to master bedroom
- Ducted Air-conditioning and ceiling fans throughout
- Designer kitchen with 40mm stone benchtops (including large island bench), premium Bosch Appliances (Dishwasher, Electric Cooktop, Oven & Rangehood) and an abundance of storage
- Built in Alexa/Google Home Features
- Spacious open plan lounge and dining area with 2.7m high ceilings
- 2 luxurious bathrooms, including a family friendly bath to main bathroom and ensuite to master bedroom
- Study nook
- Separate powder room downstairs
- Internal laundry
- Private, low maintenance yard with covered entertaining area
- Double Lock up Garage
- Residents will have exclusive access to 2 open space areas including Outdoor BBQ Facilities, Undercover Pavilion, playground, and open grass areas
- Tenanted until Feb 2025 at \$700 per week
- Body Corp Fees \$403 Quarterly
- Council Rates - \$480 Quarterly
- Water rates - \$224 Quarterly
- Built in 2019

**EXCEPTIONALLY CONVENIENT LOCATION:**

- Situated adjacent to McDowall Village, providing cafes, restaurants, boutique food retailers, supermarket, childcare center, medical facilities and a gym
- Only 20 min from Brisbane CBD
- 5 minute drive to Westfield Chermside
- 5 minute drive to 3 Hospitals - North West Private, Prince Charles and St Vincent's
- Walking distance to express buses direct to the CBD and surrounding area
- Numerous parks nearby as well as being just 200m from Chermside Hills Reserve which offers 129ha of parklands with walking trails
- 7 Schools within a 3km radius, including McDowall State School (0.8km), Northside Christian College (1.5km) & Craigslea State High School (2.6km)

Opportunities like this are rare, so enquire now to register your interest and arrange an early inspection of this beautiful home!

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