

**37/397 Trouts Road, Chermside West, Qld 4032**

STONE

**Sold Townhouse**

Friday, 1 March 2024

37/397 Trouts Road, Chermside West, Qld 4032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Townhouse**



Sue Ward

0427073434



Zachary Ward

0417918176

## Contact agent

This beautifully designed 3-bedroom townhouse offers great living space, air conditioning to living and bedrooms and with one of the largest sized yards in the complex, it is perfectly suited for a first-time investor. Currently tenanted until 09/12/24 Each bedroom includes its own air conditioner with the main bedroom having a walk-through wardrobe and ensuite. The location is ideal, close to Chermside Shopping Centre, with fantastic transport options. Call to inspect or register to attend one of Open homes. Features: \* 3 good sized bedrooms \* Main bedroom with ensuite. \* The 2 bedrooms with mirrored built-ins. \* Fully tiled open planned living. \* Large galley style kitchen \* Quality Bosch appliances \* 4 Split system air conditioning \* 6 Ceiling fans \* Alfresco dining \* Guest powder room downstairs \* Security screens \* Internal laundry \* Additional storage under the stairs in the garage \* Double garage with remote \* Pets subject to owner and body corporate approval Built 2015 Rental Details: Great Tenants Rent \$530 per week Leased to 09/12/2024 Outgoings: Brisbane City Council rates \$480.95 per quarter Urban Utilities - \$287.77 per quarter Body Corp - \$778.00 per quarter Want to Inspect this lovely home? Please attend an advertised open home or contact the office to arrange a suitable inspection time. \*\* All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.