

4/25 Clarence Road, Indooroopilly, Qld 4068



Sold Townhouse

Tuesday, 5 September 2023

4/25 Clarence Road, Indooroopilly, Qld 4068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 176 m2

Type: Townhouse



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\$910,000

Nestled at the rear of the complex, away from the road, this spacious townhouse is situated within a small community of only four units. The entry level welcomes you with an open-plan layout that effortlessly links the living, dining, and kitchen spaces. These spaces extend onto the balcony, providing elevated views of the lush surroundings and Mt Coot-Tha. The main floor also features laundry facilities and a convenient powder room, while additionally providing internal access to the double lock-up garage. The lower level houses all three bedrooms, with the main bedroom boasting an ensuite. The family bathroom is conveniently situated within easy reach of the bedrooms. Stepping outside, a delightful covered patio graces the lower level backyard, offering a serene retreat amongst the greenery. You'll adore the location here! Nestled in Indooroopilly's heart, this home offers an excellent living experience near various amenities. Just a short distance from Indooroopilly Shopping Centre and a range of dining options. Excellent public transport links and nearby parks add to the convenience. HOME FEATURES: - Spacious open plan living, dining and kitchen area- All bedrooms with built-in robes and ceiling fans- Two bathrooms plus a powder room on the upper level- Double car garage with internal access- Fenced rear yard for children and pets- Small complex of 4 townhouses- Council Rates \$528.45 per quarter- Body Corporate Fees Approx. \$6,360.06 per annum (20% discount applied when paid prior to due date equaling \$5,088.23) LOCATION: - Short walk to cafes, shops and bus stops- 850m to Indooroopilly Shopping Centre- 850m to Indooroopilly train station- 6km to Brisbane CBD- Close distance to The University of Queensland - Indooroopilly State School (Prep to Year 6)- Indooroopilly State High School Catchment (Year 7 to Year 12)- Close to a great assortment of many sought-after private schools including St Peters Lutheran College, Brigidine College, Ambrose Treacy College, Brisbane Boys College & Stuartholme