

**4/40 Hall Street, Northgate, Qld 4013**



**Sold Townhouse**

Saturday, 12 August 2023

4/40 Hall Street, Northgate, Qld 4013

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

**\$715,000**

Immaculately presented, welcome home to 4/40 Hall Street. One can only envisage living the dream and the surprise package that awaits your inspection of this immaculate townhouse and situated in a highly sought after and desirable Northgate pocket. This spacious east facing townhouse with bay breezes in a boutique complex of four, is one that must be seen to be appreciated as it is perfect for first home buyers, downsizers, and investors alike, and inspection is highly recommended! Upon entry you will be impressed with the spacious open plan living areas together with an abundance of natural light and flowing out to the front covered entertainment and courtyard area with landscaped gardens which will create the ideal area to relax and unwind with family and friends. The attraction of this well-maintained complex is three good sized bedrooms, two bathrooms, powder room, remote single lock up garage with ample storage, private entertainment and courtyard area. A snapshot of features bound to impress: Lower Level \* Open plan tiled kitchen and living areas\* Kitchen with ample storage cupboards and stainless steel appliances with oven, cook-top, range and dishwasher\* Living area with reverse cycle air-conditioning and flowing out to covered entertainment area with landscaped gardens\* Separate internal laundry and powder room\* Oversized single remote garage Upper Level \* Master bedroom with built-in-wardrobes, carpet, blinds and light/ceiling fan\* Ensuite with shower recess, vanity and toilet\* Second bedroom with built-in-wardrobes, carpet, blinds and light/ceiling fan\* Third bedroom with built-in-wardrobes, carpet, blinds and light/ceiling fan\* Main bathroom with shower over bath, vanity, mirror and toilet\* Linen storage Additional Information:\* Boutique complex of 4 townhouses and constructed in the early 1990's\* Exterior of Complex repainted in 2022 and interior repainted in 2018\* Body Corporate Levies - \$1,272.42 per quarter\* Rates - \$386.75 per quarter\* Water - \$290.00 per quarter - separately metered\* Gas hot water system\* Security grills\* Pet friendly complex\* NBN Connection\* Plus much more! Located in a peaceful pocket of Northgate and within walking distance to Northgate train station and bus stops, The Toombul Bowls Club, local breweries, cafes, parks, local schools and minutes to Nundah Village, DFO & Airport, Motorways and an inspection is highly recommended to truly appreciate all of the benefits of this quality property. For further enquiry or to arrange your private viewing, please contact Dwight Colbert. We look forward to meeting you at 4/40 Hall Street in Northgate.