

**4/98 Joseph Avenue, Moggill, Qld 4070**



**Townhouse For Rent**

Saturday, 6 April 2024

4/98 Joseph Avenue, Moggill, Qld 4070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: Townhouse**



Christina Penrose

**\$620 per week**

Nestled in a serene corner of the suburbs, this meticulously maintained one-level townhome is waiting for you. Designed for those who value privacy yet appreciate the proximity to essential amenities, this property is truly a gem waiting to be discovered. Stepping inside you will instantly feel at home, welcomed by the bright and open-plan family room, connecting you to the heart of the home, the well-equipped kitchen with ample bench-space ideal for cooking up a storm for family and friends. Beyond its charming kitchen, spacious living and inspiring outdoor area, this townhome boasts three generous bedrooms, the perfect retreats after a long day. For those moments requiring focus or creativity, the cleverly integrated study nook provides a quiet corner to read, learn, or work. Not to mention the outdoor patio, a tranquil space perfect for morning coffees or evening relaxation, all the while offering seclusion and gentle breezes. Whether you're soaking in the community vibe around the common lawn and pergola or cherishing the convenience of the Moggill Shopping Village, Coles, and a plethora of community activities like river walks and the local sports club, this home ticks all the right boxes.

**Enjoy Your Low-Maintenance Lifestyle** A quiet haven in a friendly community, this home is ideal for couples and retirees seeking a low-maintenance lifestyle. Best of all, you can enjoy the lushness of manicured gardens without lifting a finger - the body corporate takes care of all the greenery for you!

- High ceilings and a well-considered layout featuring three bedrooms, each with built-in robes, air-conditioning, and fans.
- The master suite comes complete with a walk-in robe and an ensuite boasting a twin vanity.
- Equipped with solar panels and solar hot water systems complemented by LED lighting to keep your bills to a minimum.
- Security screens and doors throughout.
- North facing, you will love the breezes.
- Perfect for small pets with fenced rear courtyard (subject to body corp approval)
- A choice of front or rear private patios to sit and entertain.
- Double garage with secure internal access.

**Location Highlights**

- A stone's throw away from Moggill State School, with buses to Kenmore State High School and a wide selection of private schools, readily accessible.
- Leisure facilities are just around the corner - think Bellbowrie Pool and Skatepark for the youngsters or grandchildren.
- For the commuter or weekend explorer, the nearby Moggill Ferry offers seamless connections to public transport (train) and major highways.

Please note the tenant is pay for water usage. Make the move to a home that offers a perfect blend of serenity and accessibility. Contact us today to book your viewing. Please note any boundaries shown on the images are indicative only and are not to be relied upon. Penrose Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.