

**403/2 Nicol Way, Brendale, Qld 4500**



**Sold Townhouse**

Friday, 1 December 2023

403/2 Nicol Way, Brendale, Qld 4500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Mark Rumsey  
0404498340

**\$448,000**

Owner Occupied & Presented with Wow Factor  
Mark Rumsey & Team DDRE are proud to present to the market 403/2 Nicol Way, Brendale situated in the popular "The Grange " complex which is complete with tennis courts and multiple pools and BBQ areas. Presented to perfection, the property has had an amazing make over and has one of the best private courtyards you will find in the complex which is perfect for entertaining guests and spending time relaxing and enjoying the north facing aspect and leafy outlook. Currently owner occupied, see below the impressive list of key features and benefits this awesome townhouse has to offer: \* 3 generous size bedrooms all with robes and ceiling fans \* Spacious open plan air-conditioned living area \* Galley style kitchen with dishwasher \* Semi ensuite to main bedroom \* Separate toilet upstairs \* Good size separate Laundry \* Single lock up garage with extra storage \* Fresh neutral colour scheme throughout \* Brand new carpets \* Near new insulated pergola entertaining area with built in bar and private landscaped courtyard \* Bus link at your doorstep, Strathpine railway station, shopping centre, park, cafes, schools and much more within walking distance  
Rental Appraisal \$435 - \$455 per week  
Body Corporate admin fees \$774 per ¼  
Body Corporate sinking fund fees \$469 per ¼  
Council Rates \$449.48 approx' per ¼  
Interested? this amazing property is ready to go and could be yours. Please call Mark Rumsey on 0404 498 340 for more information and we look forward to meeting you at our scheduled open for inspection.