

**46/17 Greensboro Place, Little Mountain, Qld 4551**



**Sold Townhouse**

Wednesday, 10 January 2024

46/17 Greensboro Place, Little Mountain, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$655,000**

Here is your opportunity to secure an awesome investment in an ultra convenient location. "Sunset Boulevard Villas", located moments walk to Meridan shops including Aldi, schools and transport is the perfect set and forget investment. The complex is exceptionally well maintained and offers great facilities such as resort style swimming pool and BBQ area making for a fuss-free low maintenance lifestyle in an effortlessly convenient location. Townhouse 46 is north east facing, a standout feature of the property is the 93sqm courtyard. With only one adjoining neighbour a sense of privacy and space is assured from the outdoor entertaining. The living area complete with air conditioning has great cross breezes while a practical modern kitchen with ample bench space is well proportioned to suit the needs of a growing family. There is even a study area tucked away from the living area. Upstairs, there are three well-proportioned bedrooms. The master features a walk in robe and ensuite, the family bathroom comes complete with bathtub and a separate toilet. Coastal breezes filter throughout the home, however for added comfort there are split system air-conditioners and ceiling fans throughout the property. A double garage with internal access and plenty of internal cupboards provide ample storage for vehicles and daily needs. 46/17 Greensboro Place features:- Conveniently located low-maintenance private townhouse- Spacious open plan living area plus separate study area - Practical modern kitchen with electric cooking, loads of bench space- Covered outdoor entertaining plus 93sqm courtyard- Three bedrooms all with a/c, master with ensuite and walk in robe - Double internal access garage, full separate laundry with storage- Solid investment, leased until July 2024 at \$600 per week- Well maintained complex with swimming pool and barbecue area- Two minute walk to Meridan State College, shopping and transport- Five minutes drive to the Coast's best beaches and cafes - Easy access to Bruce Highway, Sunshine Coast University Hospital - Body Corporate Fees - \$1,767 per half year approx. - Council Rates- \$1,209 per half year approx.