

49/302 College Rd, Karana Downs, QLD, 4306

Sold Townhouse

Thursday, 13 April 2023



49/302 College Rd, Karana Downs, QLD, 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Carrie Bischoff



Kay Camilleri

SOLD BY CARRIE BISCHOFF

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BRISBANE RIVER GOLF COURSE * 4 BEDROOM FAMILY TOWNHOUSE * UNIQUE LIFESTYLE OPPORTUNITY

In prime position on the picturesque Brisbane River Golf Course overlooking the 4th fairway and immaculately presented to impress even the most fastidious of buyers is Unit 49 in the Fairway Crest Unit Complex. This highly sought after but rarely offered, huge 4-bedroom family townhouse with only one neighbouring villa is on offer in this peaceful community and will not last long. Positioned towards the rear of the complex and away from any traffic, this private 15 years young family villa has been lovingly kept and maintained. With room for all the family with spacious bedrooms, a large lounge/dining space opening onto a private courtyard with enough elevation to see the fairway beyond.

Enjoy the convenience of a fully managed unit complex with management on-site, in-ground saltwater pool, tennis court and BBQ facilities with entertaining pavilion. Only a stroll away is the newly renovated Brisbane River Golf Club House. Fancy an 18-hole round of Golf or prefer to relax in the Clubhouse indoor/outdoor dining space or simply take in the stunning grounds from your private rear balcony that embrace this home. It's all on offer here!

Featuring Downstairs

- ** Tiled Entry & Near New Carpets throughout
- ** Large Open Plan Living + Dining Space
- ** Stylish Kitchen with Gas Cooktop + Electric Oven + Dishwasher + Double Door Fridge Space
- ** Sufficient Kitchen Storage with Room to Extend
- ** Air-Conditioned Kitchen/Lounge/Dining
- ** Double Doors Access to Rear Patio
- ** Under Roof Outdoor Alfresco Entertaining Area
- ** Internal Laundry
- ** Separate WC
- ** Double Garage with R/C
- ** Fully Fenced Rear Yard with Side Pedestrian Gate Access
- ** Low Maintenance Yard and Gardens

Featuring Upstairs

- ** 4 Large Bedrooms with Double Mirrored Door BIRs
- ** Master with Covered Rear Balcony + Generous Ensuite + Large WIR + Air-Conditioning
- ** 2nd Bedroom with Covered Rear Balcony
- ** Double Door Linen
- ** Main Bathroom with Separate Bath + Shower
- ** Separate WC

Additional Stand-Out Features

- ** Ceiling Fans Throughout
- ** Security Screens Throughout
- ** Built/in Vacuum Maid
- ** Intercom
- ** Security System
- ** Near New Carpet Throughout
- ** End Positioned Townhouse, Only One Neighbour

**** No Traffic**

Body Corp. approx. \$1250 per quarter

Council Rates approx. \$430 per quarter

Water Rates approx. \$430 per quarter

Tenants currently in place until 15/05/2022 paying \$410 per week

Current Rental Appraisal \$460.00 per week

For your welcome inspection contact Kay Camilleri on 0417 793 544 or Carrie Bischoff on 0431 779 154

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