

5/3 Patterson Street, Petrie, Qld 4502

BRIDGEBURY

Townhouse For Sale

Sunday, 3 December 2023

5/3 Patterson Street, Petrie, Qld 4502

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Matthew Klauss
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Offers In Excess Of \$450,000

Nestled gracefully in the heart of Petrie, this individual 3-bedroom townhouse stands as a testament to refined living. Situated in a highly sought-after location, it offers unparalleled convenience with Petrie train station, The Petrie University, The Petrie Hotel, local shops, schools, daycare facilities and dog parks all within a leisurely stroll. Recently refreshed, this residence has undergone a transformation that surpasses expectations. The comprehensive makeover introduces new kitchen appliances, air conditioning systems, plush carpets, stylish ceiling fans, a fresh coat of paint, and a new shower - all meticulously orchestrated for a seamless move-in experience. The townhouse showcases a clever and thoughtful design, maximising available space to create a roomy and private haven bathed in natural light. Upon entering, you're greeted by a spacious open-plan living and dining area featuring a study nook. Complete with thoughtful air conditioning for year-round comfort, the kitchen inspires culinary adventures with its versatile layout, abundant cabinetry, and bench space. Quality appliances, including a brand new cooktop and a large pantry, make this space the heart of the home. The area also accommodates a separate laundry and a convenient powder room, with easy access to the outside washing line. Upstairs reveals the sleeping quarters. All bedrooms boast their own split system air conditioners, ensuring comfort during summer. The master bedroom is a serene sanctuary with ample space, a roomy walk-in robe, and an en-suite bathroom featuring a spacious newly replaced shower area. The two additional bedrooms are equally spacious, offering new ceiling fans and built-in robes, complemented by a stylish and functional main bathroom with a full-size bathtub, separate shower, and toilet. Outdoors, the undercover alfresco dining area with wind-down sun shades beckons, overlooking an enormous courtyard rarely found in properties of this style. Completing the picture is gated side access and a single lock-up garage with internal access, adding the perfect finishing touch to this home. Offered with vacant possession, this property is poised for immediate occupancy or presents an attractive investment opportunity with a rental appraisal of \$520 - \$560 per week. The Body Corporate fee is approximately \$760 per quarter, covering contributions to the sinking fund. Homes of this calibre are a rarity, attracting significant interest. To seize this exceptional opportunity, contact Matthew Klauss at 0402 346 730 and register your interest today.***"What the Owners Say"***"We initially purchased this property off the plan, considering it one of the best growth positions in the Northern Corridor of Brisbane. Our intention was for a long-term investment, and it has performed perfectly for us. However, plans have evolved, and a new opportunity has arisen that we are planning to pursue. We hope a savvy investor or fortunate owner sees the wonderful potential in this home and enjoys it into the future."Disclaimer: We make no warranty or representation as to the accuracy, reliability, suitability of the information we provide and disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by you through placing reliance on anything contained in or omitted from the information we provide. A display of advertising does not imply an endorsement or recommendation by us and you acknowledge that you must make your own enquiries to determine this validity and appropriateness of the information we provide.