

52/77 Avondale Crescent, Parkinson, Qld 4115



Townhouse For Sale

Monday, 17 June 2024

52/77 Avondale Crescent, Parkinson, Qld 4115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 171 m2

Type: Townhouse



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Auction

Auction Location: On-Site This modern townhouse is situated in the much sought after Avondale Crescent complex and offers the feeling of home you have been waiting for. Upon reaching your destination, you will be delighted by its family friendly atmosphere and peaceful surroundings. On the lower level, you will find a spacious open plan living and dining area, separate laundry area as well as a luxurious powder room for all your familial needs. The practical and modern kitchen features quality stone benches, stainless appliances including dishwasher and fully quipped electric cooktop. Finished to an impeccable standard, the primary level also boasts extra height ceilings, split inverter air conditioning system, quality hybrid timber flooring with thoughtfully placed windows throughout; allowing for an abundance of soft, natural light and refreshing breezes all year around.

GROUND LEVEL: * Open Plan Living & Dining | Split Inverter System Air-Conditioner | * Private Outdoor Entertaining Area | Powder Room | Separate Laundry * Modern Kitchen | Stone Benchtops | Electric Cooking | Dishwasher * Double Lock Up Garage | Internal Entry | Visitor Parking * Security Screens | Doors & Windows * Artificial Turfed Backyard Area | Terraced Gardens

Retreating to the rear, you will be whisked off into your own private sanctuary – a large private entertaining courtyard and BBQ area for the whole family to enjoy. Ascending upstairs, you will find four generously appointed bedrooms; all with built-ins, plush carpentry, split inverter system A/C and ceiling fans, whilst the master bedroom comes complete with a spacious ensuite with the rest of the bedrooms serviced via a large centralised bathroom. Its stylish yet functional floor plan promises to cater to your every need whilst providing a sense of home you've been longing for.

UPPER LEVEL: * Four Spacious Bedrooms | Built-Ins | Ceiling Fans | Split Inverter A/C System * Master Bedroom | Ensuite | Split Inverter A/C System * Centralized Family Bathroom

YOU'LL LOVE: * Body Corporate Fees \$640 approx (Quarterly) * Council Rates \$345 approx (Quarterly)

LOCATION HIGHLIGHTS: * 2 Minutes - Calamvale Marketplace Shopping Village | Parkinson Medical Centre* 5 Minutes Walk - Public Transport | City/Uni/Mater/Garden City Bus (129, 130, 131, 136)* 3 Minutes - Calamvale Shopping Centre | Sunnybank Hills Shopping Complex* Access to M2 & M6 Motorways* Local Bikeway | Parklands* Avenues Child Care, Sunkids, Parkinson World of Learning & Agape Love Family Daycare

This townhouse has everything for the discerning buyer looking for a convenient location, a community lifestyle, or the inner makings of a brilliant investment. With the surrounding area dotted with parks and verdant greenspaces, and a short drive to the coveted Sunnybank Hills Shopping Complex, Calamvale Shopping Centre, Calamvale Marketplace Shopping Village, both the Pacific and Gateway Motorway as well as an array of transportation facilities and local schools including Calamvale Community College & Wisdom College - 52/77 Avondale Crescent, Parkinson presents a rare opportunity for families seeking to reside amongst established and increasingly popular properties in the esteemed Parkinson locality. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.