

**61/31 Matthew St, Carseldine, QLD, 4034**



**Sold Unit**

Wednesday, 21 June 2023

61/31 Matthew St, Carseldine, QLD, 4034

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Joe Hawes

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## **SOLD by JOE HAWES - BLUESTONE PROPERTY MANAGEMENT & SALES**

### **MODERN VILLA-STYLE GARDEN APARTMENT - VACANT NOW!**

Located in the popular Dorchester Rise estate at Carseldine, this modern and beautiful villa-style garden apartment is instantly appealing. Resting peacefully at the rear of an architect-designed complex, this property boasts contemporary and timeless style with an open-plan layout, easy level access with no stairs, quality appointments throughout, and a fully fenced, pet-friendly yard and garden, ensuring comfort and practicality for years to come for the homebuyer, or a solid rental yield for the astute investor. Only 7 years old, the property's convenient location puts residents close to train station, amenities, schools, commuter corridors and a great range of outdoor recreational activities.

#### **Features include:**

- \*Single-level ground floor villa-style apartment, easy level access with no stairs
- \*Open plan indoor/outdoor living with a practical flowing design, air conditioning, security screens
- \*Private covered BBQ terrace with a fully fenced, pet friendly, easy-care yard and garden
- \*Stylish galley kitchen, stone bench tops, island bar, gas cooktop, dishwasher
- \*Easy-clean ceramic tiles in kitchen, bathrooms and living areas
- \*Two bedrooms, master with en suite bathroom and air conditioning
- \*Fully fitted mirrored wardrobes with shelving and hanging space, ceiling fans
- \*Quality bathrooms, stone vanity tops, bath tub, separate European laundry
- \*Lock-up remote-control garage with secure internal access to apartment, plus secure formal entry
- \*Currently vacant, with rental potential up to \$420pw, low Body Corporate fees
- \*Quiet and peaceful location, professionally managed and pet-friendly townhouse complex
- \*Fabulous and ideal property for downsizers, retirees, couples and investors alike.

#### **LOCATION:**

- \*Less than 1km to Carseldine Train Station
- \*700m to Dorville Rd North bus stop
- \*Close to major local shopping centres

#### **EASY ACCESS TO:**

- \*Westfield Chermside
- \*Prince Charles Hospital
- \*Brisbane International and Domestic Airports
- \*Major transport corridors M1 and M3

**IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE ENQUIRY FORM ON THIS LISTING, THANK YOU**

#### **Disclaimer**

- 1) Do not rely upon the above statements or representation as factual because these particulars do not form part of any offer or contract. They are not intended to make or give representation or warranty whatsoever concerning the property, and any intending purchaser or lessee should satisfy them self by inspection or otherwise as to the correctness of the same.
- 2) The services, equipment and facilities, e.g. pool pump, hot water system and electrical systems have not been tested by the selling agent, and any potential purchaser should satisfy them self with by inspecting or otherwise.
- 3) The photographs illustrate parts of the property as were apparent at the time taken. Any areas, maps, measurements or distances are approximate.