

65/37 Sophie Place, Doolandella, Qld 4077

Harcourts Greater Springfield

House For Sale

Saturday, 16 December 2023

65/37 Sophie Place, Doolandella, Qld 4077

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 180 m2

Type: House



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Offers Over \$490,000

What an opportunity! This fantastic EXTRA-LARGE 3-bedroom property is situated in a lovely complex, with full street frontage. You will love the feeling of coming home and relaxing in this well laid out townhouse, with its brand new carpets, and all freshly painted, just move in and enjoy your wonderful surrounds. As soon as you walk through the door, you will notice the large living area, with a very neat and tidy kitchen, with dishwasher, gas cooktop, electric oven and huge fridge space. Fully tiled downstairs, making cleaning a breeze. Light and airy throughout, with the meal's area overlooking the gorgeous, covered outdoor area and spacious lawned courtyard, with beautiful gardens. Upstairs you have 3 large bedrooms, the Master even having its own En-suite and air-conditioning unit. The main bathroom has a bath plus separate shower, Downstairs there is an internal laundry, 3rd toilet and single lock up garage. Ceiling fans throughout. Head on outside, and there is a gorgeous covered outdoor area overlooking the neatest, well manicured garden and larger than average, lawned back yard. There is a water tank to make watering the gardens a breeze.

- 3 Huge Bedrooms Each With Built Ins
- Master Has Large En-Suite, With Air Conditioner
- Low Body Corporate Fees
- Single Lock Up Garage
- Spacious Open Plan Living, Also With Air Conditioner
- Close To Shopping Complexes And Nearby Schools And Transport
- Full Street Frontage
- Ceiling Fans Throughout
- Kitchen With Gas Cooktop And Dishwasher
- Very Neat And Tidy Throughout
- New Carpets, Freshly Painted!
- Covered Outdoor Area
- Beautiful Rear Gardens And Lawned Back Yard
- Fully Fenced, Plus Water Tank
- Approximately 21km's To Brisbane CBD
- Public And Private Schools Nearby
- Close To Train, Bus Stops, Highways

This home is situated only a short 10 minute drive from the Ipswich Motorway and the Logan Motorway, which will either take you in to Brisbane (only 22km away), Ipswich or on your way to the Gold Coast. Only minutes away is Forest Lake Shopping Centre, Childcare facilities and various Primary and High Schools. Whether you are looking for a low maintenance investment, or something lovely to move into, you will be hard pushed to find a better opportunity than this. This outstanding property truly represents exceptional value for money! This is an opportunity for an excellent addition to your portfolio. It is also a great opportunity to break into the property ownership for first home buyers or couples. Have a look for yourself, and see what you think. It's bigger and better than you think!!

INVESTMENT INFORMATION: Rental Appraisal: \$TBA per week
Brisbane City Council Rates: \$385 per quarter.
SEQ Water Rates: \$290 per quarter approx.
Body Corp Rates: \$510 per quarter approx