

**66/38 Grove Avenue, Arana Hills, Qld 4054**

**Townhouse For Sale**

Wednesday, 17 April 2024



66/38 Grove Avenue, Arana Hills, Qld 4054

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 140 m2**

**Type: Townhouse**



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## By Negotiation

This is beautifully presented with 2 spacious bedrooms, 1 with a private balcony plus a bright and well ventilated shared bathroom. Perfectly positioned in a quiet but convenient location. The home has been meticulously cared for inside, features a very generous kitchen and dining area with direct access to a very special outdoor undercover entertainment area. A big plus for a property of this dimension is the storage - parking for 2 cars and loads of room in the garage - possibly even a study nook. Location is key with Kmart Plaza, Grovely Train Station, Grovely State School, local buses and parks are all within easy walking distance. Enjoy the convenience of living in a quiet complex with a communal pool and a leafy greenspace plus your own back courtyard with plenty of space.

- Master bedroom with WIR, Ac, fan and private balcony
- Spacious 2nd bedrooms with built-in, Ac and ceiling fan
- Large kitchen with plenty of cupboard space
- Spacious living and dining with direct access to courtyard
- Modern family bathroom with shower bath
- Large, landscaped courtyard with direct access to common area & pool
- Large laundry + toilet downstairs + storage
- Single auto lockup garage + external parking space
- Security screens throughout

This a great opportunity for first home buyers or investors so be quick to inspect and register your interest.