

**72/280 Grand Avenue, Forest Lake, Qld 4078**



**Unit For Sale**

Friday, 2 February 2024

72/280 Grand Avenue, Forest Lake, Qld 4078

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Johnson Real Estate Forest Lake

**\$550,000**

\*PLEASE NOTE - These photos are not a true indication of the current status of this property. They are used to give an idea of similar layout and features. Located in the heart of Forest Lake, you will not be disappointed with the value this property possesses. Everything you need is right on your doorstep! Live in yourself or hold onto for a long term investment. The choice is yours. Chattels included in the purchase price are two split air conditioning systems, all furniture, curtains, fridge, TV, washing machine, dryer, kitchen appliances and vacuum cleaner. The excellent potential rental return make this a very attractive investment opportunity. One-on-One Inspections are available anytime, to best suit you and your schedule. To arrange yours, please contact us. Features:: Spacious top floor corner unit:: 3 Bedrooms - new carpet & with built in robes:: Main bedroom with ensuite, air-conditioning and private balcony:: 2 Bathrooms (laundry combined in main bathroom):: Kitchen with modern appliances, dishwasher & double sink:: Timber look flooring in the kitchen and living areas:: Plus - furniture & appliances pack:: Living room opens out to a second balcony:: Double linen press in hallway:: Freshly painted rooms:: Security screens doors & windows:: Electric hot water system:: 2 Car allocated bay with lock up storage room:: Very secure gated complex :: In-ground communal pool:: 116SQM floor space:: Rental potential range = \$500pw to \$550pw:: Currently privately rented with no lease in place Situated just 18kms from the Brisbane CBD, Forest Lake continues to strengthen its claim as Brisbane's most liveable address. There are parks and lakes that spread over Forest Lake. Tennis, Basketball and Netball courts are ready to use as well as two large playing fields and 35 kms of hike and bike trails. The apartments have been designed to accommodate changing lifestyle needs and demands from a variety of homeowners - from families seeking a low maintenance lifestyle, active outgoing and entertaining home buyers who want to be close to all amenities or just someone who loves spending time outdoors or quality time with the family. Their contemporary feel will impress guests when residents decide to put their well appointed kitchen to the test. Replenish that favourite "drop" by taking a casual stroll down to the local bottle shop. Walk to one of the cafes, restaurants, hotel around the corner - all you have to do is decide whether it is going to be one of the many international cuisines, seafood, steak, pub grub, fast food or just fish and chips. Have a skinny latte after that cleansing ale at the local pub. From all of us at Johnson Real Estate, we wish you every success in your search for your home. If you would like more detail on this home or to chat about one of the many other properties we have available please call or email us today.