

**87/34 O'Doherty Circuit, Nudgee, Qld 4014**

**Townhouse For Sale**

Wednesday, 27 March 2024



87/34 O'Doherty Circuit, Nudgee, Qld 4014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 137 m2**

**Type: Townhouse**



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Tamara and Mark Wecker

## For Sale

Housed within the established grounds and elevated location of Circa Metro, this townhouse is as neat as a pin! Completed as part of stage 3 in 2015, and lovingly cared for by its one and only owner, this property is as good as new. The spaciousness, quality build and finish is what separates Circa Metro from other complexes in the area. 87/34 O'Doherty Circuit offers;

- An open plan lower level with wonderful natural light.
- A spacious kitchen with stone bench tops, walk-in pantry and dishwasher.
- Sliding door access to your private, undercover space.
- Separate laundry and bonus powder room.
- Secure, remote garaging with internal access.
- Quality security and insect screens allowing you to capture the regular breezes.
- A northern aspect to capture winter mornings' sun.

The position of this townhouse is enviable. With direct access to the green space you have all of the advantages of a large, established communal space without compromising on privacy. Further features;

- Air-conditioned master with ensuite and walk through robe.
- A private, north facing balcony with an established, leafy outlook.
- Bedroom two also has balcony access, built in robe, air conditioning and ceiling fan.
- Bedroom three has built in robe, air conditioning, ceiling fan and terrific natural light.
- The main bathroom has a shower over the bath. Separate toilet.

For the family, you have a place for the kids to safely play and a communal pool & twin, covered BBQ spaces for parties and gatherings. Additional features;

- Covered second car space.
- Private, low maintenance yard with undercover entertainment area and direct access to green space & pool.
- Manicured communal grounds in a pet friendly, 183m<sup>2</sup> strata allotment.
- Communal features include a pool with shade sail, BBQ area, change facilities & toilet.
- Onsite manager.

For the investor, these properties are achieving solid rental returns with the comfort of minimal maintenance. Location and access;

- Banyo Village shops - 1.9km
- Gateway motorway on ramps, north/south - 1.2km
- St Pius Catholic Primary - 1.5km
- Earnshaw State College P - year 12 - 2.1km
- ACU - Australian Catholic University campus - 1.8km
- Brisbane Airport & DFO - 8km - less than 10 minutes!
- Chermside Shopping Centre - 8km
- Brisbane CBD - 18km

Whether it's low maintenance you seek or the convenient lifestyle without committing your weekends to upkeep, this fabulous home must be seen.