

**9/22 Grasspan Street, Zillmere, Qld 4034**



**Townhouse For Sale**

Tuesday, 9 April 2024

9/22 Grasspan Street, Zillmere, Qld 4034

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## For Sale Now

Perfectly positioned in a boutique complex within walking distance to every service and amenity you could need, this spacious 2-bedroom townhome will appeal to a broad range of buyers and will not be available for long! The townhome provides a two-level floorplan which includes generous living, dining and kitchen areas, 2 sizeable bedrooms and 2 outdoor zones including a large patio and adjoining courtyard plus a semi-enclosed balcony which acts as another living area! The location is absolutely perfect - Just 12 km to the CBD, a 5 minute walk to the train, a 10 minute drive to Westfield Chermside Shopping Centre and 200 metres to the local shopping precinct which includes an IGA, pharmacy, cafes, Australia Post and a medical centre. Being a family friendly location, there are a variety of parks and excellent public and private schools within a walking distance of the home. The property has a current lease in place until December 2024. Features include:

- A desirable position within a well-maintained complex.
- Spacious and functional floorplan.
- Air-conditioned lounge room.
- Separate dining room which interacts perfectly with the kitchen and also flows out easily to the outdoor area.
- Central kitchen featuring quality appliances including an electric cooktop, oven and dishwasher.
- 2 sizeable bedrooms upstairs, both featuring built-in robes.
- The Master bedroom has its own private access to the bathroom - making it feel like an ensuite!
- Neat and tidy bathroom featuring shower, vanity and toilet.
- Covered patio and generous courtyard offering plenty of space for pets or gardening.
- Sem-enclosed balcony upstairs which acts as another living area or a perfect place to relax and enjoy a morning coffee or afternoon drink.
- Laundry and additional toilet downstairs.
- A remote single lock-up garage.
- Lots of extras - air-conditioning (living & master bedroom), ceiling fans throughout, water tank, security screens, blinds and NBN.

Location:> 165m from City Bus Stop> 200m to Zillmere Retail/IGA/Café Precinct> 350m from Zillmere Train Station> 700m from Zillmere State School> 800m from St Flannan's Catholic Primary School> 1km from Taigum State Primary School> 8.5km from Brisbane Airports> 12km from Brisbane CBD> 2 min drive to St Dymnna's Catholic Primary School> 3 min drive to Taigum Square Shopping> 8 min drive to Aspley Hypermarket Shopping> 8 min drive to Nudgee College

For further information or to arrange your inspection, please contact JOSHUA WATERS.