

# Contact Agent for Address and Appointment, Mitchelton, Qld 4053

## Townhouse For Sale

Friday, 19 April 2024



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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Lynda Lim  
0406233888



Ronnie Lo  
0433575330

## FOR SALE

Are you searching for a prime opportunity to invest or live-in? Look no further! This new 2-level townhouse offers a desirable north/south aspect. Property is located in a complex just next to parkland and Kedron Brook Bike way which offer relaxing lifestyle and tranquility environment for family to live in the area. The excellent internal layout provides a sizeable living/dining area, a well-appointed light filled open plan kitchen and 3 spacious bedrooms flow seamlessly to the patio. On the first floor, the family bathroom is extra-large that comes with a bathtub and tiled to ceiling shower together. Offering a fully carpeted 3 good-sized bedrooms including a master ensuite with walk-in robe. Unlike all other 3 Bedroom townhouses that are so hot and humid, all the 3 bedrooms has access to ducted air conditioning and ceiling fan each. All 3 rooms come with large windows and blinds. The low maintenance and large private landscaped courtyard allow spacious outdoor dining and makes an ideal relaxing and entertainment area all year round. This spectacular residence is ideally positioned, only 11km from Brisbane City. 10 minutes' walk to train and bus stations, close proximity to childcare, schools, Brookside and Arana Hills Shopping. Proximity to parkland, Enoggera Reserves offering lifestyle. This perfect gem is set to experience intense capital growth in the next several years while it provides excellent cash flow with the high rental return. For investors, the property rental appraisal is \$700-\$750 per week and body corporate just around \$3,000 per year!! The property can offer very high tax depreciation to maximise your tax benefits for investor!!! This property ticks all your boxes and makes an ideal investment property or great family home! Superb location, high rental, high tax depreciation, high capital growth potential, low body corporate. Property Features: Downstairs: \* High Ceiling \* Ducted air-con throughout entire house \* Open plan living & dining area with tiled flooring and ceiling fans; \* Exquisite modern kitchen with stone benchtop, stainless steel oven, cook top, rangehood & dishwasher with plenty of storage space; \* Sliding doors opening to spacious landscaped private courtyard; \* Separate downstairs powder room with laundry; \* Single remote control lock-up garage; Upstairs: \* Ducted Aircon and newly carpeted thorough \* 3 great sized bedrooms with carpet flooring, ceiling fans & built in robes; wide windows for natural light and breezes 24/7 \* Master bedroom with walk-in robes, ceiling fan, air-conditioned and ensuite bathroom; \* Great family bathroom with bathtub and floor to ceiling wall tiles in the shower Location: \* 700m to TAFE Grovely Campus \* 750m to Early Childcare \* 800m to Oxford Park Train Station \* 800m to Arana Leagues Club \* 850m to Grovely State Primary School \* 1.3km to Restaurants, Kmart and Coles Arana Hills \* 1.9km to Restaurants, shops and Brookside Shopping Centre \* 6km to Northside Christian College \* 9.6km to Royal Brisbane Hospital \* 11km to Brisbane City \* 18 km to Brisbane Airport; \* Grovely State School and Mitchelton State High School catchment DON'T MISS THIS FANTASTIC OPPORTUNITY!! Call Listing Agents for further enquiries. Lynda Lim 0406 233 888 or Ronnie Lo 0433 575 330 Disclaimer: Photos and furniture used are for illustration purpose only. All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.