

# 31/39 Lacey Road, Carseldine, Qld 4034

## House For Sale

Sunday, 30 June 2024



31/39 Lacey Road, Carseldine, Qld 4034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 176 m2**

**Type: House**



Cara Bergmann  
0731327881

## Offers Over \$719,999

Cara Bergmann Properties is thrilled to introduce this exquisite 4 bedroom, 2.5 bathroom townhouse nestled within the coveted 'The Hamptons' complex. With meticulously maintained gardens, a resort style pool and a BBQ entertaining area, this property offers the perfect blend of comfort and leisure. With 37 units in the complex and ample visitor parking and street parking ensures convenience for your guests. Features:

- Generous open plan tiled kitchen, living and dining area.
- A modern neutral colour palette that compliments any decor.
- Functional kitchen equipped with quality stainless steel appliances, including a Westinghouse oven, 4 burner ceramic cooktop and Haier stainless steel dishwasher.
- A powder room on the ground level.
- Master bedroom with air conditioning, a walk in robe and ensuite featuring a vanity, toilet and shower.
- Bedroom two, three and four equipped with built in robe and ceiling fans.
- Secure lockup garage with an automatic door and a covered carport.
- Hallway linen cupboard.
- Internal laundry with wash basin.
- Covered entertainment area and courtyard with a grassed area wrapping around the side and featuring a front entrance gate.
- Carpeted bedrooms and easy care tiled flooring in living areas.
- Fly screens and ceiling fans throughout.
- Year Built: 2016\*\*\* Building and Pest Report Available to Interested Buyers

Don't miss the chance to call this luxurious townhouse in 'The Hamptons' your own. Contact Cara Bergmann Properties for more information. Approximate Fees:

- Rent Appraisal \$630 - \$700 per week
- Council Rates \$483.45 Per Quarter
- Water Rates \$340 Per Quarter
- Approximate Body Corporate Fees:
- Amount in Sinking Fund \$109,193.52 as of 30th April 2024
- Administration fund Contributions \$810.08 Per Quarter
- Sinking fund Contributions \$67.60 Per Quarter
- Insurance Contributions \$125.10 Per Quarter

Approximate Distances:

- Bus Stop, walking distance
- Carseldine Shopping and Dining precinct, 450m
- Carseldine Train Station, 1.9km
- Holy Spirit College, 2km
- Aspley State High School, 2.4km
- Taigum Square, 3.7km
- Westfield Chermside, 5.2km
- St Joseph's Nudgee College, 5.8km
- Brisbane CBD, 15km

Don't miss out on this fantastic opportunity to own a beautiful townhouse in Carseldine! Contact us today to arrange a viewing.\*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.