

# ID:21124271/22 Gawler Crescent, Bracken Ridge, Qld 4017



## Townhouse For Sale

Monday, 27 November 2023

ID:21124271/22 Gawler Crescent, Bracken Ridge, Qld 4017

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 135 m2**

**Type: Townhouse**



Amanda Carlton  
0400753634

## Price By Negotiation

PRIME LOCATION, PRIVATE, PEACEFUL Open House SUNDAY 26th 11:30am-12:00pm Located in a prime position, only twenty minutes from Westfield Chermside or Westfield North Lakes, half an hour from the Brisbane International Airport and an hour from the Sunshine Coast. "The Grove on Gawler" is a popular complex, built in 2007 it is tucked away on a no through road, has a residents only pool to cool off on hot summer days, is quiet and pet friendly. Public train and bus services, schools, Bracken Ridge Plaza and the Brisbane North Institute of TAFE are all within walking distance. This low maintenance property would suit first home buyers, downsizers and investors alike. Currently rented at \$450 per week, the tenancy agreement is due to expire on 8th March 2024. Downstairs this spacious townhouse offers airconditioned, tiled open plan living and dining, with both the dining and kitchen opening out to a covered outdoor entertainment area overlooking parkland. A great spot to wind down and watch the sunset. The extra long garage features a "Harry Potter" storage cupboard under the stairs, has internal access to the unit and out the front there is ample parking for a second vehicle on the apron. Upstairs there are three generous sized bedrooms all with built in wardrobes and ceiling fans. The master bedroom has a tree-top view over the park, features "His and Hers" built-ins, an ensuite and is air conditioned. There is a second bathroom which boasts a separate bathtub, spacious shower and well appointed vanity, with the upstairs toilet separate from the bathroom. Features: \* Welcoming entry, with security door plus security screens throughout \* Spacious open plan living and dining room with air conditioning and direct access through sliding doors to the courtyard. \* 3 good size bedrooms, all with built-in wardrobes and ceiling fans. \* Large master bedroom boasting his and hers double mirrored wardrobes, air conditioned, and has an private ensuite with shower, toilet and vanity. \* Gallery style kitchen complete with loads of cupboard space, fridge space, pantry and dishwasher. \* Family bathroom complete with separate bath and shower and a well-appointed vanity \* Separate toilet \* Internal laundry. \* Downstairs powder room. \* Single over-length lock-up garage with remote control door and internal access to the home, plus exclusive use of parking apron at front of garage. \* Fully fenced courtyard Additional Features: \* Private pool in complex for residents \* Onsite manager \* NBN \* Foxtel connection \* Fully fenced \* Pet friendly complex This property wont last long, don't delay. First open house is tomorrow Sunday 26th 11:30am-12:00pm (Listing ID: 21124271)