

**ID:21134196/138 Golden Avenue, Calamvale, Qld
4116**



Townhouse For Sale

Wednesday, 12 June 2024

ID:21134196/138 Golden Avenue, Calamvale, Qld 4116

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Mark Allen
0412723971

Auction

DEFINITELY MUST BE SOLD-OWNER OCCUPIED-LIVE IN OR RENT OUT-DO NOT BUY JUST ANY OLD TOWNHOUSE FOR ANY OLD PRICE BEFORE AN INSPECTION HERE - REAL BARGAIN HUNTERS WANTING TO SECURE SERIOUS VALUE FOR MONEY ARE MOST WELCOME-MY INSTRUCTIONS FROM THE OWNER ARE QUITE CLEAR "GET IT SOLD FAST!" It is pretty tough finding an owner occupied, 3 bedroom, two bathroom lowset villa that is ready to move into immediately in a small, quiet complex of only 20 town-homes. Our owner, Gloria, has lived here happily for the last 22 years. But now, Gloria is ready to move into a retirement home. It was a huge and difficult decision to leave her friendly villa. As a result, some astute buyer will quickly realise that this is one of those rare finds that does occasionally appear even in a crazy real estate market like this. Gloria has enjoyed the prized end of block position, the privacy, the low maintenance features, the security of the gated complex, the peace and quiet on offer, the benefit of being adjacent to the serene park, and her purse pleasing and very sensible body corporate commitment as a result of not having a gym, pool or tennis court in the complex to incur excessive body corporate fees. The villa offers: 3 well-proportioned built-in bedrooms A master bedroom with ensuite and access to rear courtyard Open light, bright living areas Easy workable kitchen with waste disposal and ample cupboard space Security screens, air conditioning, lots of storage areas and a separate laundry Remote control, automatic garage door Serene sun splashed courtyard An easy walk to public transport, shops, cafes and school The really good news for buyers is that Gloria is an extremely realistic vendor. She sold her last home with us 22 years ago. It also was a neat, clean, tidy home and exceptionally well-priced. Now the last 22 years may have flown by, but some things don't change. Gloria is still that lovely lady with a lovely home to offer some very fortunate first homebuyers, retirees or investors at what will be an attractive entry level price. Do not hesitate - or you will most certainly miss out. Please note that this auction will be held in rooms not onsite. Exclusive agent Mark Allen 0412 723971 This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisors and satisfy yourself about its integrity. Digital furniture and styling in photographs is for display and illustration purposes only. (Listing ID: 21134196)