

**1/43 Brisbane Crescent, Deception Bay, Qld 4508**



**Townhouse For Sale**

Wednesday, 29 May 2024

1/43 Brisbane Crescent, Deception Bay, Qld 4508

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 121 m2**

**Type: Townhouse**



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## FOR SALE

Discover this charming 3-bedroom double-level townhouse, perfectly situated in the vibrant community of Deception Bay. Offering a blend of affordability and convenience, this property is an excellent entry point into the real estate market. Built in 2007, this townhouse is nestled within a quiet, secure and well-maintained complex featuring onsite management, a swimming pool and ample parking. It's a fantastic addition to your investment portfolio, with a longstanding, happy tenant in place until April 2025 who is keen to stay on. The spacious open-plan living area is ideal for entertaining, offering ample space for both dining and lounging. The well-appointed kitchen features modern cabinetry, spacious benchtops and electric appliances, making it a chef's dream. From here, you can step out into the private, fenced courtyard with an amazing north-facing aspect. The laundry and an additional toilet are conveniently located on this level. Upstairs, you'll find three generously sized bedrooms all with newly laid carpets, each equipped with built in robes and ceiling fans. The master suite boasts a modern ensuite bathroom, while the additional bedrooms share a spacious central bathroom, complete with a shower over bath and toilet. Outside, the low-maintenance courtyard is perfect for outdoor dining and relaxing. The single garage provides secure parking and storage. Key features include:

- Open plan living & dining with air-conditioning
- Spacious kitchen that includes electric appliances, dishwasher and ample storage space & pantry
- Master bedroom with built in robe, ceiling fan & ensuite
- Two other generous sized bedrooms both with ceiling fans & built in robes
- Internal laundry
- Separate toilet downstairs
- Low maintenance courtyard
- Single lock up garage with direct access to the backyard
- Pet friendly complex
- Gated & secured complex
- Tenanted at \$480 per week until 15 April 2025
- Body Corp fees: \$1,000 per quarter (admin, sinking & building insurance)
- Council rates: \$400-450 per quarter
- Water rates: \$400 per quarter

LOCATED:

- 3 min drive to Market Square Shopping Centre
- 4 min drive to the Bay
- 2 min drive to Deception Bay State High School
- 4 min drive to Moreton Downs State School
- 7 min drive to Bruce Highway exit
- 9 min drive to Westfield North Lakes/Ikea/Costco

Take advantage of the communal pool in the complex for refreshing dips and leisurely moments. Situated in a highly sought-after area, this townhouse is perfect for both owner-occupiers and investors. Don't miss this fantastic opportunity to secure a property with tremendous potential! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.