

10/23 Railton Street, Aspley, Qld 4034

Townhouse For Sale

Tuesday, 25 June 2024



10/23 Railton Street, Aspley, Qld 4034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 203 m2

Type: Townhouse



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Offers Over \$679,000

Discover the immaculate charm of this 3 bedroom townhouse nestled in a serene cul-de-sac at the heart of Aspley. Boasting a spacious layout, this home features a generous double garage, three ample bedrooms and a well appointed kitchen. The open plan living and dining area seamlessly extends to a private paved rear patio, creating a perfect blend of indoor-outdoor living. Ready to move in with its neutral tones and impeccable presentation, this spacious townhouse offers a tranquil retreat. Whether you're relaxing in the private courtyard or entertaining in the open plan living and dining area, every corner of this townhouse is crafted for effortless living. Embark on your property journey with this stunning townhouse, an exceptional find for first time buyers, downsizers or professional couples seeking a fusion of convenience and modern living. Enjoy the added amenities of the complex, including an inviting inground pool, newly resurfaced tennis court and a communal BBQ area. Lounge poolside amidst fresh turf and shaded canopies, immersing yourself in the peaceful ambiance of this desirable community.

Property Features:

- Tiled open plan lounge and dining area with plantation shutters, air conditioning and direct access to the outdoor entertainment area. This layout makes it a breeze to host gatherings or enjoy quiet evenings in.
- Modern and sleek interiors designed for immediate occupancy.
- Well equipped and modern kitchen with ample cupboard space, Westinghouse oven, built-in microwave, Bosch dishwasher, induction cooktop, rangehood and a stylish blue splashback.
- Private courtyard with Colourbond fencing, low maintenance garden, garden shed and washing line. Perfect space for your dog or to enjoy hosting.
- Upstairs has bright and spacious bedrooms with ducted air conditioning, roller blinds, new ceiling fans and built-in cupboards.
- Main bathroom with shower over bath, vanity and toilet.
- Master bedroom featuring a private balcony with complex views, carpets, new ceiling fan light, curtains, walk-in wardrobe and ensuite.
- Ensuite with shower, vanity and toilet, presenting neat finishes.
- Double lock up garage with one door automatic. Under stair storage, internal laundry and rear access to the courtyard and washing line.
- Additional powder room downstairs.
- NBN connectivity.
- Complex amenities include a pool, gazebo, BBQ area and tennis court. Indulge in beautifully landscaped gardens and resort style amenities defining luxury living. Located just minutes from schools, dining options, Aspley Hypermarket and city transport, this residence offers a tranquil oasis amidst the bustle of the neighbourhood.

*Building & pest report available for viewing to interested buyers

Approximate Fees:

- Approximate Rates \$386 per quarter.
- Approximate Electricity \$430 per quarter.
- Rental Appraisal \$600 - \$650 per week.

Approximate Body Corporate:

- Sinking Fund Balance \$128,421.64 as at 21 June 2024
- Admin Fund \$1,424.85 per quarter.
- Sinking Fund contributions \$240.35 per quarter.

Approximate Distances:

- Aspley 10 Pin Bowl, 160m
- Albany Creek Road Bus Stop, 200m
- Aspley Hypermarket Shopping Centre, 700m
- Aspley State School, 1.8km
- Aspley Homemaker Centre, 3km
- Chermside Shopping Centre, 4.2km
- Prince Charles Hospital, 4.8km
- Brisbane CBD, 14.2km
- Brisbane Airport, 15.8km

Don't miss out on this fantastic opportunity to own a beautiful townhouse in Aspley! 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.