

12/25 Dixon Street, Sunnybank, QLD, 4109

Townhouse For Sale

Sunday, 6 October 2024



12/25 Dixon Street, Sunnybank, QLD, 4109

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



John Ting

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PRIME LOCATION IN GATED COMPLEX

You will appreciate this location for its convenience and proximity to all of Sunnybank's amenities. It is within easy walking distance of shops and the train station and is currently vacant, ready for you to move in.

The property is close to local schools, parks, grocery stores, and recreational clubs. It is also near Market Square, Sunnybank Plaza, Griffith University, QEII Hospital, and Garden City Shopping Centre.

The complex features a gated entry and is secure, with on-site management handling maintenance of the common grounds and rental management if needed.

This well-designed townhouse has three spacious bedrooms on the upper level. The master bedroom includes a walk-in robe, air conditioning, a ceiling fan, an ensuite, and access to a balcony with fantastic views. The shared bathroom, which serves the other two bedrooms, is a good size. The other two bedrooms also have their own ceiling fans.

Downstairs, the space is light, with floor tiles, neutral paintwork, blinds, and security screens on the entry and slider leading to the outdoor patio and courtyard area.

The open-plan living room is air-conditioned and provides a comfortable space for a dining table and lounge. The practical kitchen is fitted with appliances and offers ample storage space.

Additionally, downstairs features a single garage with internal access, a laundry area with large storage space, and a toilet room, which is convenient for guests.

The low-maintenance backyard features fences that offer privacy for outdoor entertainment under the covered patio. There are visitor car parks within the complex itself.

Come and explore the potential of this property during the open home on Saturday. You could park your vehicle at the Sunnybank train station commuter parking lot; from there, you can walk to the complex.

Approximate Council Rate Per Quarter: \$506.70

Approximate Body Corporate Fees Per Quarter: \$1,286.78 (Administrative Fund) and \$197.28 (Sinking Fund).

Note: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Interested parties must solely rely on their own enquiries.