

13/22 Gawler Crescent, Bracken Ridge, Qld 4017

Townhouse For Sale

Wednesday, 19 June 2024

13/22 Gawler Crescent, Bracken Ridge, Qld 4017

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 126 m2

Type: Townhouse



Kirsty McCauley Elliott
0732631811

For Sale

Welcome home to your 3-bedroom, 2-bathroom townhouse nestled in the sought-after suburb of Bracken Ridge. This low-set residence presents a fantastic opportunity for downsizers, families, professionals, or astute investors. It has been exceptionally maintained, leaving you wanting for nothing more. Step inside and be greeted by generous light-filled and airconditioned living, kitchen and dining area, with direct access to your own private and spacious courtyard. You'll discover 3 bedrooms all with built in robes, air-conditioning, and fans. The generous sized air-conditioned master also boasts a large wardrobe and private ensuite. Main features:Tiled and air-conditioned open plan living area, with lounge and dining space.Well appointed kitchen with good bench and cupboard space, dishwasher, electric oven and ceramic stove.Generous master bedroom with ensuite, built in robe, fan and air-conditioning.Second and third bedrooms with built in robes, air-conditioning and fans.Large main bathroom with separate shower & bath.Private courtyard on a corner plot, with plenty of space to play or entertain.Single car garage enough space on the driveway for a second car, and ample visitor parking throughout the complex.Located in a well maintained, quiet complex with a sparkling pool to enjoy!The Facts:Body Corps approx \$1,100 per quarterRates approx \$450 per quarterWater approx \$250 per quarterCurrently tenanted at \$450/week until 5/8/24.Rental Appraisal at \$600-\$650/week. Convenience is at your doorstep, with this property situated close to local schools, shops, and all the amenities you need. Just a short 15-minute drive will take you to the renowned Westfield Chermside for some retail therapy, or the Sandgate foreshore for those picturesque waterfront experiences. Plus, with easy access to the highways leading north and south, commuting becomes a breeze and the CBD is a mere 20 kilometres away. Contact Kirsty today, to arrange a viewing. Disclosure: Please Note: Buyers are advised to conduct their own due diligence and verify all information independently.