

**2/2 Tees Street, Yeerongpilly, Qld 4105**

**Townhouse For Sale**

Wednesday, 26 June 2024

2/2 Tees Street, Yeerongpilly, Qld 4105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 148 m2**

**Type: Townhouse**



Nicola Borbasi

0413771731

## For Sale

Nestled at the rear of a cul-de-sac, this character-filled, spacious and well maintained Queenslander townhouse, presents a delightful blend of old world charm and modern convenience. Brimming with appeal it is within walking distance of schools, shops and rail and just 10kms from the CBD. Sun-drenched living areas as well as a private courtyard give a warm, homely feel to this three-bedroom, two-bathroom property that features an upstairs balcony, quality bathrooms with traditional tiling and fixtures, double doors and expansive windows. Upon entry, there is a spacious front lounge room that could be used for multiple purposes including a media room, playroom, an office or study. Leading off from this is a tiled hallway from which the stairs to the upper level can be found as well as access to an inviting light-filled, well-equipped kitchen and generous dining/living area. The picture window looks out on to the pretty courtyard garden and double sliding doors allow access to this outside haven, perfect for a bit of gardening and keeping a pet. There is loads of storage space in the kitchen amidst quality appliances. The downstairs living areas are serviced by split-level air-conditioning. The courtyard/garden can also be accessed by a side gate. Upstairs, there are three generous sized bedrooms off a spacious landing. The master has access to a sunny Juliet-style balcony and has a walk-in robe and attractive bathroom with shower. The main bathroom is well appointed with a large bath and serves the two other carpeted bedrooms each with mirrored robes and ceiling fans. There are neighbourhood views from each of the bedroom windows. There is also good storage space upstairs. A single-car garage provides a secure convenient entry into the kitchen and includes a laundry with tub and guest toilet facility. An abundance of natural light throughout the property compliments the bright neutral colours that combine to create a sense of peace and privacy in this low-maintenance gem. The tree-lined street has quality homes and the complex Fairways on Tees, comprises only 13 townhouses of comparable character. There is minimum local traffic and the position offers easy access to a host of amenities such as Yeronga Park and Yeronga Swimming Pool as well as private and public schools such as St Sebastian's Primary School and Yeronga Public School. This well-positioned townhouse featuring a lovely outdoor garden area will appeal to a wide variety of buyers, including young couples/families, those wanting to downsize or investors looking for secure returns. Situated within a small stylish complex of similar townhouses this property offers an opportunity for house-like living at an affordable price. It will make a great home and/or investment with tremendous potential for future growth. Properties that offer ground level living and a sense of space are always in high demand. Because of the unique character of this one it is considered very special - so be quick - it's not going to last long! Call Nicola today on 0413 771 731 Disclaimer: Every precaution has been taken to establish the accuracy of the material on this listing and all information provided has been gathered from sources we deem to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.