

**2/257 Enoggera Road, Newmarket, Qld 4051**

**Townhouse For Sale**

Wednesday, 26 June 2024



2/257 Enoggera Road, Newmarket, Qld 4051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Townhouse**



Flyn Park  
0457914944



Aaron Woolard  
0421145386

## For Sale

Nestled in the vibrant heart of Newmarket, this dual-level townhouse presents a versatile opportunity for those looking for a renovation project or a move-in ready home that's primed for immediate enjoyment. With a private courtyard and an enviable location, this exceptional home is mere minutes away from the conveniences of Newmarket Village and Brisbane's bustling CBD. On the ground floor, tiled floors complement a versatile neutral colour palette, accentuating a generously proportioned open-plan living and dining area. Adjacent to this inviting space, the updated kitchen impresses with dual sinks, a convenient filtered water tap, a stylish tiled backsplash, and abundant cupboard storage. Flowing effortlessly from the living area, you'll find a fully-fenced grassy courtyard, enhanced with a paved patio and lush garden surroundings. This open and spacious outdoor space promises to be a cherished spot for relaxation and entertaining alike. Ascend the stairs to access two well-appointed bedrooms, featuring carpeting and strategically-placed windows that allow ample natural light and breezes throughout. The master bedroom is complete by a built-in wardrobe and access to a Juliet-style balcony, while the large second bedroom provides easy access to the main bathroom. Currently serving as a study, a secure single garage with sound-proofing can easily revert to its original use. Additional features include a ground-level powder room, split-system air-conditioning, and ceiling fans throughout. With the added benefit of an impeccable inner-city location, you're within walking distance to a variety of shops and dining options, Newmarket train station and the Enoggera Creek Bikeway. Furthermore, access to QUT's Kelvin Grove campus, the Royal Brisbane Hospital, public transport options and access to Brisbane's CBD and the Brisbane Airport are also close at hand, ensuring nothing is ever out of reach. In the sought-after catchment areas of Newmarket State School and Kelvin Grove State College, this superb residence is within easy reach of Saint Ambrose's School, Saint Columba's Primary School, and Hillbrook Anglican School. Don't miss out – contact us today to arrange your inspection. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes