

**22/8 Ruocco Street, Bracken Ridge, Qld 4017**

**Coronis**

**Townhouse For Sale**

Wednesday, 26 June 2024

22/8 Ruocco Street, Bracken Ridge, Qld 4017

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 138 m2**

**Type: Townhouse**



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## Offers Over \$585,000

Perfectly situated within a highly sought-after complex, this beautifully presented townhouse offers an ideal opportunity for first-time homebuyers, those looking to downsize, and investors alike. Spread over two levels, this townhouse boasts spacious, air-conditioned open-plan living and dining areas, a modern, fully equipped kitchen, and a large decked outdoor space ideal for hosting gatherings with loved ones. The lower level also includes a convenient laundry and powder room for added functionality. Ascending the stairs, you'll find three spacious bedrooms, each with built-in robes and ceiling fans. The master bedroom features an ensuite, air conditioning, and a private balcony, overlooking the sparkling swimming pool - perfect for enjoying afternoon breezes or a peaceful morning coffee. The upper level is completed by a sizable family bathroom. Situated in an excellent location, just a short walk away from public transportation, schools, TAFE, nearby shopping, and dining options, this residence is certain to captivate. Don't hesitate to contact me today to schedule your viewing appointment and secure this impressive opportunity.

- Three bedrooms with built-in robes and ceiling fans
- Master bedroom with ensuite, air conditioning and private balcony overlooking the pool
- Two bathrooms + powder room to lower level
- Neutral colour palette throughout
- Decked outdoor area
- Single car remote access garage
- Air-conditioning to living and master bedroom
- Security screens throughout
- Complex Pool
- Complex Gym Rental

Appraisal - \$650 - \$700 per week  
Water - \$268 - Per Quarter  
Rates - \$251 Per Quarter  
Body Corporate Fees - \$1,020 per quarter