

**3/22 Cambridge St, Carina Heights, QLD, 4152**



**Townhouse For Sale**

Sunday, 25 August 2024

3/22 Cambridge St, Carina Heights, QLD, 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## **Stylishly Renovated Low-Set Villa**

Beautifully renovated and privately positioned, this low-set villa boasts style and space at the rear of a small complex of three. Featuring only one neighbour, a north-facing backyard, and stylishly transformed interiors, the property offers an exceptional living experience.

New flooring, lighting, fans and paint adorn the illuminated interiors, creating a fresh feel that beckons you inside.

The open design features an air-conditioned living/dining area and extends into a functional kitchen with an electric cooktop and stainless steel oven.

Admire the refreshed landscaping and newly laid artificial turf across the private backyard, which features tranquil greenery and lots of room to unwind and entertain. With the villa backing onto a separate turfed area forming part of the complex, residents can utilise this outdoor space as a second backyard.

The two bedrooms feature built-in robes and access the bathroom with a separate toilet. An internal laundry and a single-car garage finalise the floor plan.

This location offers outstanding comfort and convenience. Only 200m from Old Cleveland Road, city bus stops, cafes, restaurants, shops, IGA and a medical centre are all within easy walking distance. Shopping and dining can also be enjoyed 1.4km away at Camp Hill Marketplace and 2km away at Westfield Carindale. The local parks and sporting clubs offer recreation, and you are 1.5km from Clem Jones Centre. Close to excellent schools, moments from the Gateway Motorway, and just 16 minutes from the CBD, this location has it all.

Body Corp Fees: \$4,152.44 per year including insurance

Highlights include:

- Low-set villa with 1 neighbour at the rear of a complex of 3
- Renovated with new paint, flooring, lighting and fans
- Open living and dining area with air-conditioning
- Kitchen featuring a stainless steel oven and electric cooktop
- 2 bedrooms with BIRs, 1 bathroom and 1-car garage
- Internal laundry and linen storage
- North-facing courtyard with landscaped gardens and artificial turf
- Access to a communal turfed area, providing extra yard space
- Walk to buses, cafes, Camp Hill Marketplace and Westfield Carindale
- 200m to Good Start Early Learning and 500m from Whites Hill State College

Contact Remy Durieux on 0406 486 635 for more information.