

**3/76 Thirteenth Avenue, Railway Estate, Qld 4810**



**Townhouse For Sale**

Saturday, 29 June 2024

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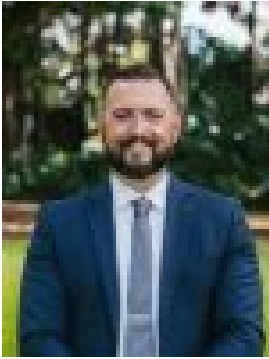
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 129 m2**

**Type: Townhouse**



Ricardo Marques  
0429554900

## Mid \$300,000s

Located in the sought-after city fringe suburb of Railway Estate, this property is close to schools, parks, public transport, and great walkability to Queensland Country Bank Stadium and the V8 Supercars event, welcome to your next best move. This modern and spacious townhouse located at 3/76 Thirteenth Avenue Railway Estate features 3 bedrooms, 2 bathrooms, and a single lock-up garage with internal access, making it the perfect home for professionals, young families or couples. Built in 2000, this freshly painted townhouse boasts a generous layout and thoughtful floor plan, all three bedrooms are located upstairs for convenience and feature built-in wardrobes, ceiling fans and air conditioning, two of the three bedrooms are over sized and can cater as a kids room and play area, the homes' footprint is approximately 129sqm which will suit a growing young family or professional couples wanting a guest room or home office. The open-plan living and dining area downstairs is perfect for entertaining guests, while the well-appointed kitchen features ample storage and internal laundry. The property also includes fully fenced backyard, which is fully irrigated so you can relax and enjoy the tropical gardens. Property Features:- Three generously sized bedrooms all with built in robes- Bathroom with separate w/c upstairs- Study nook downstairs- Home office upstairs / storage room- Tiled open plan living and dining - Spacious kitchen with pantry - Internal Laundry - Shower + toilet downstairs- Lock up garage with internal access and storage cupboard- Pool in complex- Council Rates: \$3,458.4 per year approx. (before discount)- Body Corporate: \$5,045.30 per year approx. with discounts- Rental return: \$450.00 - \$490.00 per week. Don't miss out on the opportunity to make this townhouse your new home. Contact Ricardo Marques today for more information and to arrange a viewing.