

37/23 Railton Street, Aspley, Qld 4034

feletti

Townhouse For Sale

Saturday, 29 June 2024

37/23 Railton Street, Aspley, Qld 4034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Michael Feletti

Top Offers Closing 20th July | If Not Sold Prior.

Experience the enchanting allure of this exquisite north/east 3-bedroom townhouse located at 37/23 Railton Street, Aspley. Set in a peaceful & immaculately maintained complex, this home offers a spacious design featuring a generous double garage, three sizable bedrooms, and a thoughtfully designed kitchen. The open-concept living and dining areas seamlessly flow into a private, paved rear patio, perfectly blending indoor and outdoor living. Move right in and enjoy the serene ambience of this beautifully presented townhouse, adorned in neutral tones. Whether you're unwinding in the private courtyard or hosting friends in the open-plan living and dining space, every inch of this home is designed for effortless living. This stunning townhouse is an ideal choice for first-time buyers, downsizers, or professional couples seeking a harmonious blend of convenience and contemporary living. The complex offers an array of amenities, including a sparkling inground pool, a newly resurfaced tennis court, and a communal BBQ area. Relax poolside amidst lush greenery and shaded canopies, soaking in the tranquil atmosphere of this desirable community.

37/23 Railton St, Aspley Features:

- Tiled open-plan lounge and dining area featuring modern lighting, ceiling fans, air conditioning, and direct access to the outdoor entertainment space—perfect for hosting gatherings or enjoying cozy evenings.
- Modern interiors including hybrid coastal chic timber flooring & white colour palette throughout the walls & doors.
- Fully equipped kitchen with ample storage & breakfast bench.
- Private courtyard, fully fenced, low-maintenance gardens, and washing line—ideal for pets & entertaining.
- Bright and spacious upstairs bedrooms air-conditioning to master, ceiling fans, and built-in wardrobes.
- Main bathroom with a shower over bath, vanity, and toilet.
- Master bedroom with a private "Romeo & Juliette" balcony offering views of the complex, carpeted flooring, walk-in wardrobe, and ensuite.
- Ensuite with shower, vanity, and toilet, showcasing neat finishes.
- Double lock-up garage with one automatic doors, under-stair storage, brand-new internal laundry, and rear access to the courtyard and washing line.
- Visitor car space directly in front for ease of guests etc & potential to park additional cars in front of the double garage.
- Additional powder room downstairs.
- NBN connectivity.

Complex amenities include a pool, gazebo, BBQ area, and tennis court. Immerse yourself in beautifully landscaped gardens and resort-style amenities that epitomise luxury living. Conveniently located just minutes from schools, dining options, 700m to Aspley Hypermarket, and city transport, this residence offers a serene sanctuary amid the vibrant neighborhood.

Approximate Fees:

- Approximate Rates \$386 per quarter.
- Approximate Electricity \$430 per quarter.
- Rental Appraisal \$650 per week.
- Approximate Body Corporate: \$128,421.64 as at 21 June 2024
- Admin Fund \$1,424.85 every 4 months.
- Sinking Fund contributions \$240.35 every 4 months.

Approximate Distances:

- Aspley 10 Pin Bowl, 160m
- Albany Creek Road Bus Stop, 200m
- Aspley Hypermarket Shopping Centre, 700m
- Aspley State School, 1.8km
- Aspley Homemaker Centre, 3km
- Chermside Shopping Centre, 4.2km
- Prince Charles Hospital, 4.8km
- Brisbane CBD, 14.2km
- Brisbane Airport, 15.8km

Welcome to your perfect new home. We look forward to seeing you at the open home.