

**46/6 Clearwater Street, Bethania, QLD, 4205**



**Townhouse For Sale**

Wednesday, 25 September 2024

46/6 Clearwater Street, Bethania, QLD, 4205

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Vacant & Ready To Be Occupied

Picture this. It's a beautiful weekend and the shopping has been completed at the Holmview Shopping Center, coffee has been enjoyed at CG's Coffee & Grub, so what now? The opportunity to enjoy your townhouse by relaxing in the back courtyard or getting on the M1 and heading to Brisbane or to the Gold Coast to enjoy the water and fresh air. Options aplenty!

The need to know

- + Located in the middle of the complex away from road noise
- + Wrap around courtyard with gardens and a lockable gate offering side access
- + Spacious kitchen
- + Air-conditioned open-plan living / dining area with direct access to the covered entertaining area & courtyard
- + All Bedrooms feature a ceiling fan and built in wardrobes
- + Master Bedroom with ensuite
- + Family bathroom complete with bath
- + Secure single garage and additional assigned carpark at the front of the property

What the pictures don't show.

- + Separate toilet located downstairs
- + Understairs storage
- + Reasonable body corporate fees & healthy sinking fund balance
- + Well maintained & spacious complex of 128 townhouses with swimming pool, picnic area, gym & onsite management
- + Complex features numerous visitors car spots

What it's close to...

- + Bethania Train Station 800m
- + Bethania Waters shops 900m
- + Bethania Lutheran School 2.3km
- + Holmview shopping complex 4km (including Woolies, Restaurants, Newsagency, Hairdressers & Cafes)
- + Waterford State School 4km
- + Bethania Lifestyle Centre including Bunnings and Aldi 3.1km

What we love

The size & position in the complex, the low maintenance required and convenient location.

For more information, please contact Ben on 0429 700 591 or submit an enquiry.