

**49/38 Brays Rd, Murrumba Downs, QLD, 4503**



**Townhouse For Sale**

Wednesday, 25 September 2024

49/38 Brays Rd, Murrumba Downs, QLD, 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## YOUR NEW HOME AWAITS!

Proudly presenting to the market: The newly updated: 49/38-48 Brays Road, Murrumba Downs.

This newly renovated 2-story Townhouse boasts a fresh and modern aesthetic, offering a well-considered blend of style and functionality. The entire home has been freshly painted, giving it a crisp, updated feel, while new plush carpeting throughout adds warmth and comfort underfoot. These enhancements make the home feel brand new, creating a welcoming atmosphere from the moment you step inside.

One of the standout features of this home is the attention to detail in its lighting and electrical upgrades. Every room is equipped with multi-setting light dimmers, allowing you to tailor the ambiance to your preference, whether it's for a relaxed evening or a vibrant gathering. Additionally, extra power points with USB connections have been thoughtfully placed throughout the house, providing modern conveniences that cater to today's tech-driven lifestyle.

Comfort is at the forefront of this townhouse, with both fans and air-conditioning units installed on both levels. These features ensure that the home remains cool in the summer and cozy in the winter, offering year-round climate control for ultimate relaxation. The inclusion of privacy window tinting adds an extra layer of seclusion, allowing you to enjoy the light-filled spaces while maintaining your privacy.

At the heart of the home is the open-plan living area, designed to create a seamless flow between the kitchen, dining, and lounge spaces. This layout enhances the sense of space, making it perfect for both family living and entertaining guests. Whether hosting a dinner party or simply enjoying a quiet night in, the open-plan design offers versatility and connection within the home.

Located within a highly sought-after complex, the townhouse offers more than just a beautiful interior. Residents have access to premium shared amenities, including an onsite pool and BBQ area. These facilities provide the perfect backdrop for socializing, entertaining, or simply enjoying a relaxing weekend without leaving the comfort of your community. This townhouse combines thoughtful renovations, modern conveniences, and a prime location, making it an ideal choice for those seeking a contemporary and low-maintenance lifestyle.

### > Property Features (what we love)

- Master bedroom, with ensuite & 3 bay built in
- 2 further generous size bedrooms
- Main bathroom with bathtub
- Single lock up garage
- 'Harry Potter' like cupboard under staircase
- Ample storage throughout
- Modern kitchen fitout
- Electric cooktop and oven
- Downstairs separate toilet
- Separate laundry downstairs
- Multi setting light simmers throughout
- Quad power & USB power points throughout
- Updated ceiling fans in every room
- Custom made 2 sheet blinds for every window
- Privacy window tinting
- Floating shelves in bedrooms
- Air-conditioned throughout
- Open-plan living
- Covered private patio
- Fully fenced

- Side gate access
- Onsite pool
- Onsite BBQ area
- Ample visitor car parking throughout
- Pet friendly complex

> Conveniently located to

- Westfield Shopping Centre (2.1kms)
- Living Faith Lutheran Primary School (400m)
- Murrumba State Secondary College (2.0 kms)
- Undurba State School (1.9kms)
- Murrumba Downs Train Station (800m)
- Claremont Drive Park (300m)
- Bruce Highway (1.2 kms)
- Brisbane Airport (30kms)
- Brisbane CBD (28kms)

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.