

58/902 Hamilton Road, Mcdowall, QLD, 4053



Townhouse For Sale

Tuesday, 17 September 2024

58/902 Hamilton Road, Mcdowall, QLD, 4053

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Brand New Three bedroom Luxury Townhome

A rare opportunity to purchase a spacious newly built townhome.

Unit 58 at Botanica McDowall is a Type B1, three level, three-bedroom townhome with two private balconies, with the main living area overlooking a central landscaped green corridor. This spacious townhome is a fantastic example of modern open plan design, incorporating cutting edge inclusions such as home automation system, solar panels and electric vehicle charging stations, future proofing your investment.

The 193m² Type B1 design comprises three large bedrooms, separate sitting room or home office space, open plan living and dining areas, walk in robe and ensuite to master bedroom, storage spaces, and two covered balconies area, plus an extra-large secure double lock up garage.

The many standard features of this new town home include ducted air conditioning throughout the home, walk in and built-in robes, quality ILVE stainless steel appliances, stone benchtops, NBN connectivity, full upper and lower cabinetry, and all privacy and security screens and blinds.

Communal features at Botanica McDowall include, barbeque and recreational area, detailed landscaping and surrounds, pedestrian friendly access, and a large conservation area neighbouring the estate.

Unit 58 offers a long list of features including:

1. 193m² in under roof area
 2. Ducted air-conditioning throughout
 3. Solar panels on each townhome
 4. Electric vehicle charging station in each garage
 5. Smart Automation System including lighting and air conditioning control,
 6. Energy monitoring system
 7. Remote controlled double lock up garage
 4. Three spacious bedrooms
 5. Separate sitting room or home office space
 6. Walk-in robe to master bedroom
 7. Built-in robes to other bedrooms
 8. Ensuite to master bedroom
 9. Two large bathrooms with separate downstairs powder room
 10. Full cabinetry kitchen with stone benchtops including waterfall edge and tiled splashback
 11. Premium ILVE stainless steel appliances
 12. Open floor plan with separate large living and dining areas
 13. Downstairs powder room
 14. NBN connectivity
 15. Ample linen cupboard and storage spaces
 16. Quality building materials throughout
 17. Low body corporate fees
- 100m to McDowall Village Shopping Centre
 - 5.6km to Westfield Chermside
 - 3.4km to Train Station on Brisbane Line
 - 3.6km to North-West Private Hospital
 - 4.1km to Prince Charles Hospital
 - 14km to Brisbane Airport

- 5.7km to Keperra TAFE
- 18km to University Southern Cross Petrie
- 12.7km to the Brisbane CBD

For the full list of all inclusions, specifications, floor plans, and townhome availability at Botanica McDowall, along with site plans, price list and body corporate budget, contact Kellie Hobbs at Ray White 0406 960 090.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.