

# U105 / 123 Barrack Road, Murarrie, Qld 4172



## Townhouse For Sale

Monday, 8 April 2024

U105 / 123 Barrack Road, Murarrie, Qld 4172

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 137 m2**

**Type: Townhouse**



Quinn Guo

0410896772

## Offers in the \$700,000s

A Smart Investment in the Prime Position! The Most Popular Layout - Each bedroom with Ensuite, Large Balcony and View! It is tenanted now. This impressive Townhome offers stylish and contemporary living over two well-appointed levels. Ideally suited to a professional couple, or downsizer and the smart investor. Enjoying a central position and walk-to-everything lifestyle, this resort style townhouse boasts easy-care interiors and private leafy courtyard. Open in design, the air-conditioned lounge and dining area adjoins the galley-style kitchen featuring stone benchtops, soft close cabinetry, gas cooktop and dishwasher. Opening out via sliding glass doors, relax and unwind on your private courtyard with leafy, low maintenance garden. Features include:- Open plan kitchen with gas stove, oven and dishwasher- Air-conditioned living room and Two Bedrooms- Covered entertaining area, fully fenced yard- Master bedroom with ensuite, air conditioning, built-in wardrobe, and private balcony overlooking Evergreen Place Park- Study nook- Single lock-up garage Location:- Walk outside your door and choose from many parks- Approx. 6km to Brisbane CBD- Walk approx. 1 min to Cannon Hill Train Station- Walk approx. 3 min to Buses on Wynnum Rd- Walk approx. 5 min to Local IGA, Restaurants and Bars on Southgate Ave or Wynnum Rd- Walk 5 min to Cannon Hill Anglican College or about 10 minutes from multiple Schools.- Drive approx: 3 min to Cannon Hill Shopping plaza and Morningside Shopping Center- Drive approx. 10 min Westfield Carindale Shopping Centre- Drive 3-5 min to M1 Rates approx. \$480 per quarter Body corporate fees approx. \$4,800 annually Current Lease end by 20.11.24 at \$650 P/W (marketing at \$670-690 PW) Photos of Furnishing are indicative only. (Listing ID: 21130415)