

**17/32 Ari Street, Marsden, Qld 4132**



**Unit For Sale**

Sunday, 23 June 2024

17/32 Ari Street, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 154 m2**

**Type: Unit**



Jackson Walker

0468536046

## OFFERS TO PURCHASE

This townhouse offers an opportunity to own a modern luxury townhouse, with the convenience of local amenities at your door, including local schools, parks transport and shops. Boasting a tiled open plan living and dining on the ground floor, with gourmet kitchen, stainless steel appliances and breakfast bar and access to the fully fenced patio and landscaped yard. While upstairs offers three carpeted bedrooms with built-ins and ceiling fans, as well as a bathroom with modern vanity and feature tiles. Bonus features include remote single garage, water and energy efficiency, 3000 litre water tank, with a generous fully fenced yard with landscaping.\* 3 Bed\* 2 Bath\* 1 Remote garage\* Open plan living and dining\* Gourmet kitchen\* Ceiling fans\* Fully fenced yard\* Water and Energy Efficient\* Close to parks, schools and shops\* Currently leased for \$420 to November 2024\* Updated appraisal \$470-\$500 \* Body Corp - \$1549 per half year \* Council Rates -\$964.5 per half year.