

7/6 Cloverdale Road, Doolandella, QLD, 4077



Unit For Sale

Tuesday, 17 September 2024

7/6 Cloverdale Road, Doolandella, QLD, 4077

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit

Easy-care 2-storey townhouse with strong growth prospects

The time to park your investment dollars in Doolandella is now, and this well-presented contemporary 3-bedroom townhouse in a private complex close to this flourishing side of Brisbane's many family-friendly amenities, is the place to do it.

Highlights:

The time to park your investment dollars in Doolandella is now, and this is the place to do it.

- Tiled open plan living/dining area downstairs opening to a spacious semi-open patio
- White & bright U-shaped modern kitchen with stainless mod cons inc dishwasher
- 3 carpeted beds above, 2 with BIRs, master with WIR, ensuite & private balcony
- Full bathroom upstairs + powder room below
- Fans in all beds + split system A/C units in master & living/dining
- Single garage with laundry & storage room at rear
- Valuable extra off-street park on driveway + visitor bay close by
- Easy drive everywhere: Pallara State School (3 mins), Forest Lake High/Logan Mwy (5)
- 6-minutes by car to Forest Lake Shopping Centre & The Lakes Parklands

A familiar floorplan for this style of property places the living areas downstairs and the accommodations above. Here, large format floor tiles span an air-conditioned and fan-cooled spacious living/dining room and an adjoining crisp white kitchen sparkling with a stainless-steel electric oven, rangehood over the cooker, and dishwasher.

The dining end opens through sliders onto an intimate covered patio extending onto a paved open-air section before spilling onto lawns up to the rear fence. There's a drying court out here and, if you're entertaining, guests can use the powder room located just inside at the bottom of the stairwell.

Upstairs, carpet runs through the hallway into 3 bedrooms; 2 have built-in robes and share a space savvy main bathroom with shower over bath combo and separate toilet. Occupying the back end of the top floor, the master is larger with a walk-in robe and ensuite and a balcony all to itself with grassland views as there are no neighbours over the back fence!

As well as a valuable off-street park on the front drive, and a visitor bay close by, this property offers a single lock-up garage with internal entry, laundry at the back and access into a storage room.

For investors looking to entice future tenants with a location that puts every amenity at their fingertips, and owner occupiers seeking that convenience for themselves, this address delivers!

While in one of the newer developed parts of Doolandella where open grassland still abounds, you still enjoy excellent proximity to local schools, parks, and shopping hubs - plus you're only 5-minutes onto the Logan Motorway.

On the education front, it's a breezy 3-minute drive to Pallara State School, 4 to the nearest ELC, 5 to Forest Lake high and 6 to St John's Anglican College. For one-stop quality shopping and waterside playtime in fresh air, another 6-minute drive will have you both at Forest Lake Shopping Centre and the playground and walking trails in The Lakes Parklands.

Enjoy all this excellent amenity from this stylish yet low-maintenance townhouse.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.