

**31/121 Archdale Rd, Ferny Grove, QLD, 4055**

Solutions

**Villa For Sale**

Thursday, 1 August 2024

31/121 Archdale Rd, Ferny Grove, QLD, 4055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**

## Renovated Lowset Living with a Nature Reserve Outlook & Short Walk to Train

You'll just love the position backing onto a nature reserve & the leafy outlook from this lowset villa offering you a great opportunity for either a first home or a perfect downsizer for the future.

You'll just love this refreshed package with new paint, carpets, floating floors & blinds. There's an open plan air-conditioned living space alongside a good-size kitchen stepping out to private courtyard entertaining with a nature reserve outlook. Enjoying a prime position down the quiet end in a highly sought after complex only a short walk to all amenities including train station, shopping village, schools & tavern

### Features:

- 3 bedrooms with ceiling fans & built-in wardrobes
- Main with walk-in robe & ensuite
- Spacious open plan living with a/c
- Tidy kitchen with ample storage/bench space
- Main bathroom with bath & separate toilet
- New paint, carpets, floating floors & blinds
- Internal access to garage with auto door
- Private courtyard entertaining & leafy outlook
- Separate laundry
- Security intercom
- Pool in complex

### Other Important Information:

- Body Corporate Fees - \$1072.57 per quarter (if paid on time)
- Sinking Fund - \$98,494.88 as at 29/07/2024

### Location:

- 400m to Bus Stop
- 500m to Ferny Grove Central Development
- 500m to Ferny Grove Train Station
- 600m to Ferny Grove Tavern
- 600m to Ferny Grove Shopping Village
- 600m to Ferny Grove Primary School
- 800m to Ferny Grove High School

Ferny Grove is a highly sought after suburb approximately 12km Northwest of the Brisbane CBD. This wonderful child friendly area boasts great primary and high schools, day care facilities, local shopping centre, bowls club & train station providing commuters with a leisurely 25 minute ride to the heart of the CBD. The Ferny Grove Train Station precinct is going through a massive infrastructure change. Construction of a multi-story carpark is now complete, with the 'Fernery' featuring residential apartments & 'Ferny Grove Central' to include cinemas & a shopping mall. Stage 2 due for completion in late 2024 (approximately). Ferny Grove offers you the best of both worlds with all of the modern conveniences within the community as well as being within minutes to the state forest with an abundance of walking tracks as well as other recreational activities. You'll love living here.