



**SOLD**

## SPACIOUS TRI-LEVEL EXECUTIVE TOWNHOUSE – QUIET LOCATION

Take a step inside and discover a feeling of space and quality rarely found in modern townhouses.....tri-level 3 bedroom, 2 bath + office executive townhouse located at the back of a small boutique block of 4 in a leafy pocket of Yeronga. Walking distance to transport, shops & river parkland set between million dollars homes with a viewing platform allowing an expansive panoramic view of the river.

Spacious air-conditioned open-plan separate living & dining areas with a huge stylish kitchen, 2 large bathrooms, 3 bedrooms (king-size main + 2 queen-sized) plus study/office. Built on 3 levels it has 2 outside living areas that have a leafy outlook over the courtyard & garden – your own private retreat just 6klms from the city.

\*\*This property was not effected by the 2011 floods\*\*

### Lower Level:

- Covered balcony overlooking the grassed courtyard & low-maintenance gardens
- Entry
- Office/study (potential to use as home office)
- . Toilet
- Double remote lock-up garage, laundry + room for storage

### First Level:

- Open-plan air-conditioned separate living & dining areas with beautiful polished wood floors
- Generous covered outdoor balcony with leafy outlook flows off living area
- Huge stylish kitchen with granite benchtops & heaps of cupboard space
- Powder room

### Top Level:

- Massive king-sized air-conditioned main bedroom with ensuite with granite benchtops, spa & separate shower + walk-in robe
- 2 queen-sized bedrooms with built-ins with privacy & security screens
- Main bathroom with bath, separate shower & granite benchtops
- Separate toilet

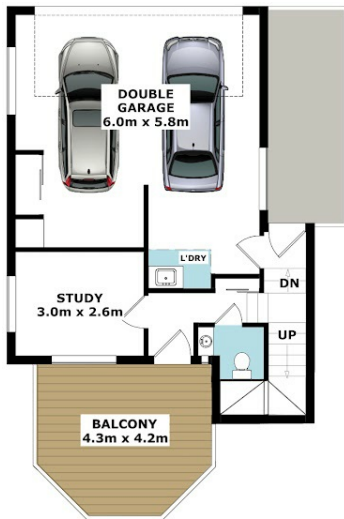
**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$600,000

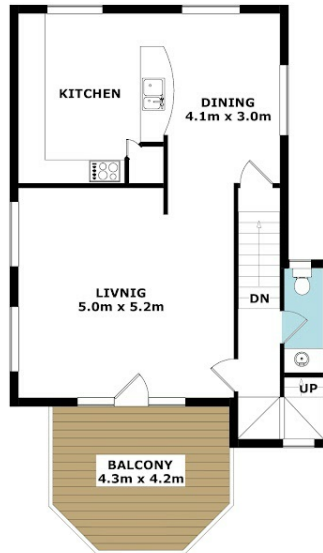
**OPEN FOR INSPECTION:**  
N/A



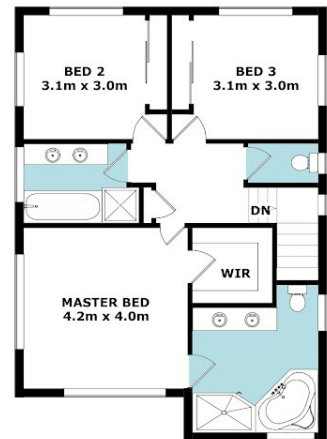
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROX GROSS INTERNAL AREA 217 sqm

APPROX GROSS TOTAL AREA 262 sqm

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.

 4/48 YERONGA ST, YERONGA



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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