



FOR SALE

UNIQUE TOWNHOUSE BORDERING POPULAR PETRIE RESERVE LARGEST UNIT IN THE COMPLEX + 2 CAR ACCOMODATION

The Owners want me to Present all Offers for this once in a lifetime 3 bedroom (maybe 4) plus 2 living areas (maybe 1 with 4 bedroom option) or use this extra room as an office with a separate entrance.

The smaller townhouse next door rents for \$370pw so this should rent for more - OR you can live there.

This is one of 2 Townhouses in stage 2 that is available. In stage 1 the Townhouse resales have sold for a premium on their purchase price.

This has a separate storage area, carport and garage with remotes + an office or extra room with direct outside access.

Ideally situated in a small but quite complex on the edge of the renowned and gorgeous Sweeney Reserve close to trains, shops and the NEW Petrie University.

This is an outstanding opportunity to live in or as an easy investment opportunity with low body corporate fees and Exceptional rental returns.

Townhouses 44 Features:

- * 3 Bedrooms upstairs
- * Office (or bedroom) or Media Room with Direct outdoor access downstairs
- * Spacious open plan luxury living
- * Tiled patio with private fenced courtyard and gardens
- * Large Walk-In Shower in the ensuite, walk-in wardrobe and small balcony off the master bedroom
- * Split system air conditioning in Master and Living Area
- * Kitchen is large and spacious, with Stone Bench Tops. Large Island Bench, soft close cabinetry, Ceramic top hotplate and more.
- * Swimming Pool in complex
- * Quiet, safe location

3 BED | 2 BATH | 2 CAR

PRICE:
Under offer

OPEN FOR INSPECTION:
N/A

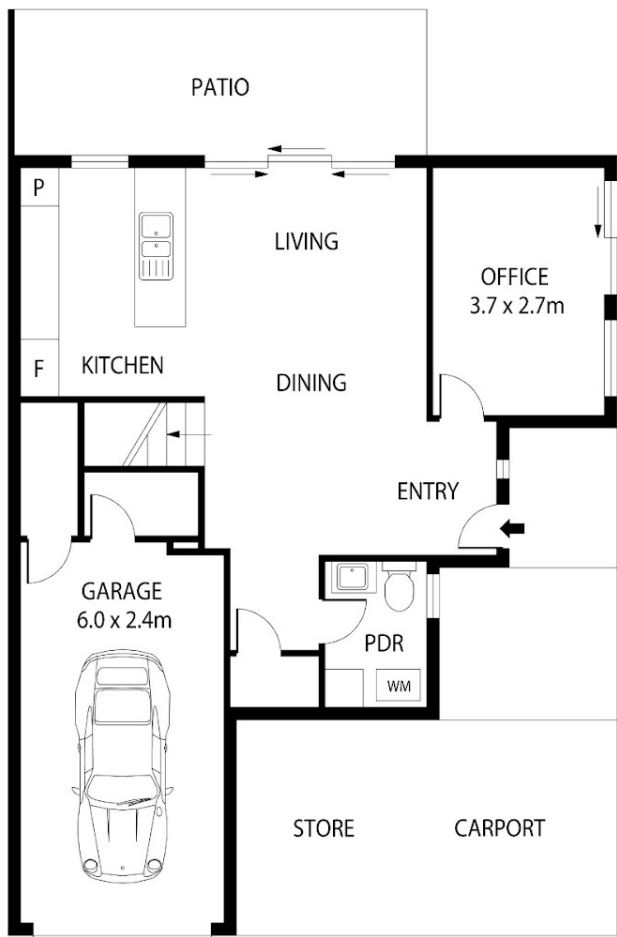


Ian Partridge

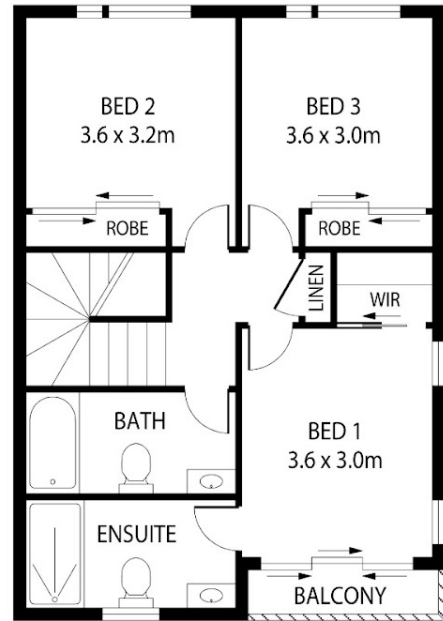
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GROUND FLOOR



FIRST FLOOR

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.