



## FOR SALE

### GREAT INVESTMENT OPPORTUNITY - JUST 6 KM TO THE NEW UNIVERSITY OPENING 2020 !

This townhouse presents versatile living and dining area that flows out onto a covered alfresco and private fenced courtyard. A well-appointed kitchen, stainless steel appliances, breakfast bar, plentiful storage for additional functionality. Plus the bonus of a separate laundry and toilet downstairs.

Upstairs, master bedroom with ensuite & WIR extends out to the balcony looking out to a little reserve. Also, two more good sized bedrooms & a separate well-appointed large bathroom. All bedrooms with ceiling fans and plentiful natural light.

With the new University of Sunshine Coast's campus opening at Petrie in February 2020 it will be Queensland's newest university campus just 6km away will make these properties be in prime location.

#### FEATURES -

- 3 Bedroom, master with en-suite
- Bathroom includes bath/shower
- Air conditioning
- Electric oven/cooktop
- Stainless steel Dishwasher
- Verticals & Fly screens
- NBN internet available
- Gas hot water
- Single lock-up Garage with remote with internal unit access
- Storage under stairs
- Quality Carpets & Tiles
- 2 x Swimming Pools, Gym & On-site Managers
- Secure Gated Complex
- Visitor parking

Currently rented at \$355 per week  
 BODY CORP FEES - \$950 PER QTR (approx)  
 RATES - \$380 PER QTR (approx)

3 BED | 2 BATH | 2 CAR

PRICE:  
\$289,000

OPEN FOR INSPECTION:  
N/A



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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.