



# FOR SALE

## FANTASTIC CORNER POSITION VILLA !

Looking for a low maintenance villa in a great location handy to everything ! Great buy for the investor or for the owner occupier in this gated community, with all the facilities.

Then this is the one you must inspect recently painted throughout all the hard work has been done. Three bedrooms all with built in robes, two bathrooms, open plan lounge / dining with air conditioner for all year round comfort. Electric cooktop and oven, dishwasher and tiled living area, small courtyard plus side gate access.

Located to the rear of this modern gated resort style complex, complete with four swimming pools, basketball practice area, two tennis courts and BBQ facilities.

Short walk to bus stop, train, shopping centre, movie theatre, hotels and restaurants you won't need a car but there is a SLUG as well. Great buy for the investor or for the owner occupier in this gated community, with all the facilities.

With all the options available there is something for everyone:

- 4 swimming pools, (1 heated for those early morning starts or cooler nights!)
  - 2 tennis courts with lights
  - 3 undercover BBQ entertaining area
  - 6 barbeque picnic shelters with tables
  - gated community
  - on site manager
  - a comprehensive security system
- Rates & Water \$780 per qtr (approx)  
Body Corporate: \$820 per qtr

RENT PW - \$360

This villa represents value call for an inspection today !!

Please Note: Internal photos displayed may not always be of the actual unit, but are indicative of the style and quality of all units in this complex.

3 BED | 2 BATH | 1 CAR

### PRICE:

Buyers above \$269,000

### OPEN FOR INSPECTION:

N/A

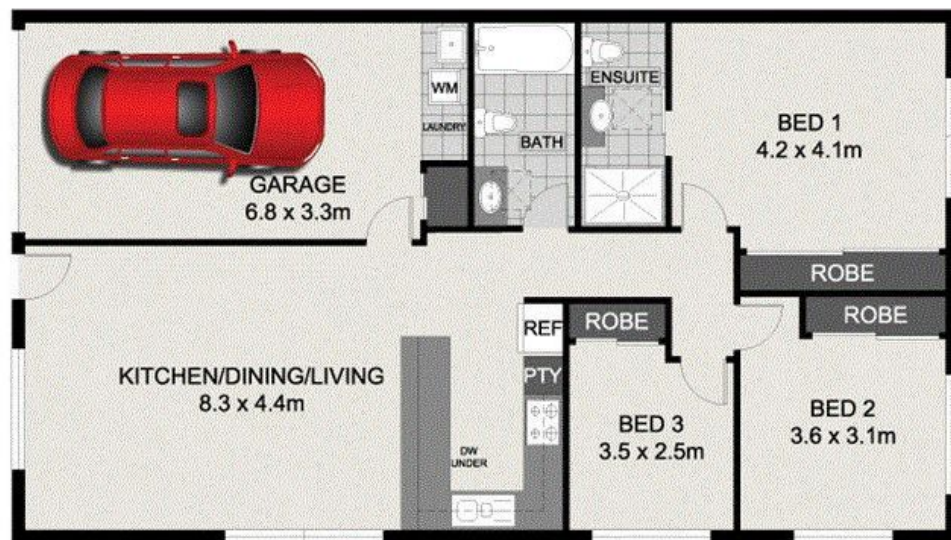


**Karen Moke**

**0406521370**

karenmoke@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 89.65m<sup>2</sup>  
 GARAGE : 21.26m<sup>2</sup>  
 TOTAL : 110.91m<sup>2</sup>

**2 Nicol Way, Brendale**

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.