



FOR SALE

WHAT A GREAT BUY.

"LOOK" NO BODY CORPORATE FEES SAVE \$\$\$\$ EVERY YEAR, NEARLY NEW.

Good quality town houses are very hard to find especially in a great location but if you do find one they are usually very small and closed in. This property is nearly 200m2 under roof making it bigger than many houses in the area who are asking considerably more money for them. With NO body corp fees which will cost thousands of dollars, it's not hard to see why this town house is a sound investment with rental appraisal at \$450PW.

It is with pleasure I am able to offer you what I would consider to be one of the best examples of a quality built town house in this area and was only built in 2017. This property is part of a boutique triplex construction and you will be pleasantly surprised at how spacious and amount of off storage you have due to well designed layout.

4 large bedrooms with built ins and master with en-suite.

2 1/2 Bathrooms in total for convenience.

Modern well designed kitchen with stone bench-tops.

Open plan living flowing into the spacious alfresco.

2550 high ceilings.

Large internal laundry with outside access.

Property is 198m2 under roof.

Land size 279m2

Garage with internal access.

A/C for those hot summer days.

Ceiling fans in all main rooms.

Easy care garden, fully fenced.

Surrounded by established properties, not construction.

Built 2017 - Move in ready.

Short walk to shops and Sports Club.

What are the main reasons people buy here you ask yourself.

When you have six child care and early learning centres plus a number of public and private schools, it really makes it the ideal location for young families. The North Lakes Business Park continues to grow daily meaning more parents are able to work locally. Boasting one of the largest Westfield Shopping Centers, libraries, swimming pool, medical centers, bike paths, gyms, parks and schools why would North Lakes residents ever need to leave their suburb.

4 BED | 2 BATH | 1 CAR

PRICE:

Offers Over \$430,000

OPEN FOR INSPECTION:

N/A



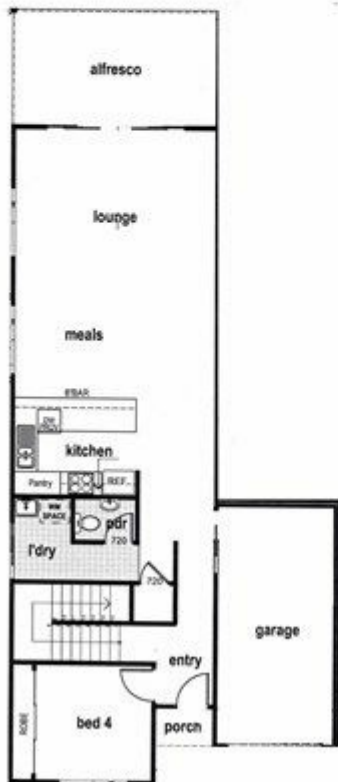
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1/17 Astley Pde, North Lakes Unit 1 Bottom Floor



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.