

628/2 NICOL WAY, BRENDAL, QLD, 4500



**SOLD**

## DON'T LET THIS ONE GET AWAY - THE EVER POPULAR 3 BEDROOM LOWSET!

Walk into the popular low set tiled Villa offering a very spacious open plan air-conditioned living and dining area. Generous sized kitchen with dishwasher, ample bench and cupboard space. Three good sized bedrooms, two bathrooms including ensuite, all with ceiling fans. Good size double lock up garage, large fully fenced private backyard.

This property is perfect for first-time home buyer looking for a budget conscious alternative, great investment opportunity, or if you are retired and are looking to downsize to a smaller home with low maintenance this one's for you.

- Low-set secure living
- Four swimming pools and barbecue area
- Two tennis courts
- Fantastic On-site manager team
- Private low maintenance yards
- Pet friendly
- Rates & Water \$800 per qtr approx
- Body Corporate: \$835 per qtr

### FOR OPEN HOMES/ INSPECTIONS:

Access via SECOND round-a-bout on Nicol Way. Once inside The Grange East gate turn right and then to the left. U628 is the first house on the left hand side.

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

**PRICE:**  
\$307,000

**OPEN FOR INSPECTION:**  
N/A



**Karen Moke**  
**0406521370**  
karenmoke@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Internal Living Area - 138 Sqm  
External Living Area - 0 Sqm  
Total Living Area - 138 Sqm



2 Nicol Way, Brendale

The floor plan is to guide only and is not intended to be used as a guide. All dimensions are estimates only and may not be exact measurements. Plans should not be used to make any decisions or to rely on them for any purpose.

Produced by DIAASST

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.

**Karen Moke**  
**0406521370**  
karenmoke@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

