



FOR SALE

QUALITY LARGE 3 BED 2 BATH TOWN HOUSE AS NEW IN A KEY LOCATION.

HUGE PRICE REDUCCTON NOW \$329,000.

This large stylish town house is located in a NEW MODERN complex with two street access(24 Avondale St and Bridge St, easy access from Holberton St to Avondale St. The town house is situated on the quieter end towards Avondale St(driveway entry.)

Extra wide drive ways with multiple guest parking and large covered in entertainment area. When location is Key, this complex is only minutes away from the Toowoomba CBD, public transport, shopping centers schools and an easy walk to the beautifully landscaped Newtown park.

FEATURES OF THE TOWN HOUSE

This stylish townhouse has plenty to offer with three good sized bedrooms, modern open plan living and a single lock up garage –

3 generous sized bedrooms with built in wardrobes

Master bedroom with ensuite, reverse air conditioner, ceiling fan

Large open plan tiled living area with reverse cycle air conditioner

Spacious kitchen with stone bench tops, dishwasher, double sink with mixer tap and quality stainless steel appliances.

LED down lights and insulation bats in the ceiling make the units energy efficient with the added bonus of security screens on all doors and windows.

In addition some added extras are , store room and plenty of internal storage.

Upstairs family bathroom.

Covered entertainment area

Good sized private courtyard

Remote single lock up garage with internal access plus additional open space at the side of unit for visitors to park.

Body Corporate \$277.50 per quarter.

Rates: \$1,011.87 net per half year

Water Access Fee: \$304.59 net per half year

As the Toowoomba property market hots up due to the record low interest rates, low vacancy rates on rentals ,purchasing quality properties like Avondale Villas is a smart long term investment..

Owners are keen to sell and will consider offers.

3 BED | 2 BATH | 1 CAR

PRICE:
\$329,000

OPEN FOR INSPECTION:
N/A

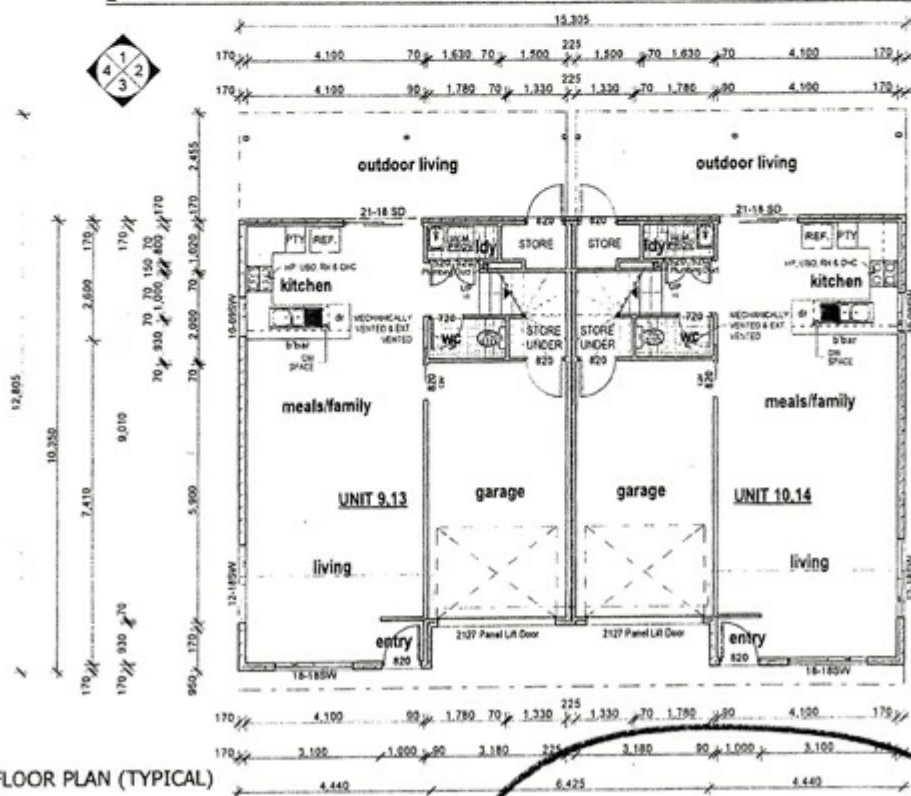
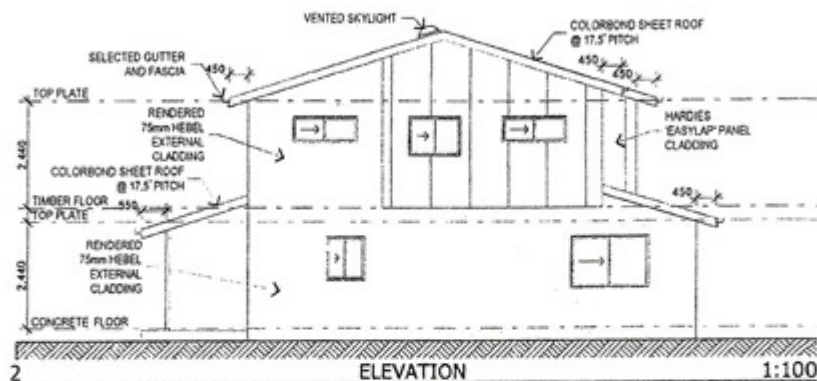
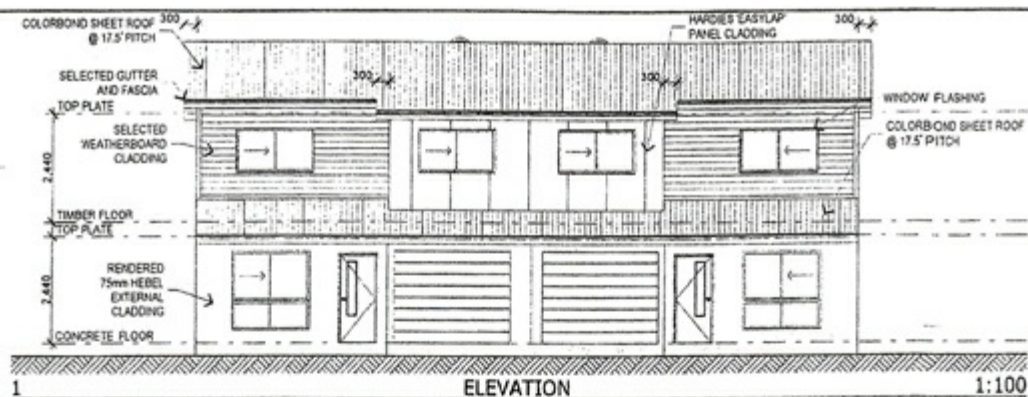


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PREL
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NO
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LOWER FLOOR PLAN (TYPICAL)
Scale 1:100

TYPE 'B' UNIT

Drawing	713	05.02.14	Additional charges from client	SINE APPROVES THESE DIMENSIONS TO BE CORRECT A
Sheet Size	A2	24.01.14	Addressing issues from Council Info Request - 10.12.13	PER CONTRACT
604 x 450	716	10.12.13	Add car turning circle layout & adjust driveway	SIGNATURE
				SIGNATURE

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.