



**SOLD**

## INVESTORS AND COMMUTERS TO BRISBANE

Do you want a stand-alone home built on a 433 sqm block with all the perks and security of a complex? Then you can't go past Desert Ash Grove offering nearby lakes, local shops, medical centre, public transport and walking tracks right at your doorstep. The complex features a shared in-ground pool and BBQ area and the property is located in a quiet cul-de-sac. This spacious home is located only an 8 mins drive to Bribie Island, 45 mins to Brisbane airport and 50 mins to Brisbane City.

There are three bedrooms, open plan living, two bathrooms and double garage. The main bedroom features an en-suite and there is a second bathroom with a shower over the bath. The living room and main bedroom are air conditioned with all bedrooms having ceiling fans and built-in wardrobes. Look at these additional features:

- Double remote garage with internal access
- New carpet in bedrooms and quality vinyl in living area
- Split system aircon
- Security screens throughout
- Security intercom system
- Use of shared in-ground swimming pool
- Use of community BBQ areas
- Caravan and boat parking available
- Pet friendly (with body corporate approval)

The current approximate outgoings for this home are rates: \$430 per quarter and body corporate: \$575.00 per quarter. The current lease on this property expires in November 2021 with a long-term tenant in place paying \$350/week.

Don't miss out on this lovely home, call Geoff on 0414 230 130 today to arrange your private inspection.

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

**PRICE:**  
**\$340,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Geoff and Rose Tutt**  
**0414230130**  
geoff@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Internal living area: 161 sqm  
External living area: 14 sqm  
Total Living area: 175 sqm



Please note that this floor plan is an approximation only.

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.