

35/10 CRAYFISH STREET, MOUNTAIN CREEK, QLD, 4557



**SOLD**

## 3 BEDROOM TOWNHOUSE IN POPULAR BRIGHTWATER

Modern architecturally designed townhouse centrally located in the heart of Brightwater. Step across the road to the lakefront park and BBQ area, waterfront walkways, shopping centre, tavern, restaurants, childcare centre and Brightwater State School.

The air-conditioned, open plan, ceramic tiled kitchen and living areas flow between two patios. The kitchen is functional with stone benchtops and European appliances. Also, downstairs is a powder room and separate laundry. Storage is a plenty and there is direct access to the single lock up garage plus another exclusive use car park for a second car or visitors.

The living areas are filled with light, beckoning you to enjoy the private open spaces outside with undercover patios and grassed area surrounded by trees.

Upstairs is a study nook with suburban views. The master bedroom is air conditioned, with built in robes and ensuite. Two other generous bedrooms have built in robes and ceiling fans.

Will suit an owner occupier or investor, being close to the amazing beaches, cafes and restaurants of Mooloolaba, only minutes away.

Rates \$2,254pa  
Water rates Approx \$1,316  
Body Corporate \$61.42pw

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$485,000

**OPEN FOR INSPECTION:**  
N/A



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# floor plan



### townhouse features:

- 3 bedroom ● 2 bathroom ● powder room ● single lock-up garage ● exclusive use car park
- open plan kitchen and living area ● quality carpet and ceramic tiles ● air conditioning ● outdoor covered patio
- stone benchtops ● European appliances ● fly screens ● blinds ● ceiling fans

Ground Floor

61m<sup>2</sup>

Upper Floor

56m<sup>2</sup>

Roofed Patio

19m<sup>2</sup>

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.