



**SOLD**

## NEAR NEW TOWNHOUSE - FANTASTIC INVESTMENT OPPORTUNITY !

Completed in late 2019, an opportunity to purchase a quality 3 Bedroom townhouse with open plan study nook.

This townhouses presents itself with a design of open plan living/dining space, from where it leads you to your own covered outdoor area and low maintenance courtyard.

Ground level open plan living /dining infusing with natural light, beautifully appointed high quality kitchen, low maintenance large tiled floors and stone bench tops throughout. Fitted with air-conditioning and stainless steel appliances it's no wonder tenants are drawn to these units.

Savvy investors will appreciate the future of this strata titled property, fully leased with a long term tenant in place with the potential to maximise rental returns further.

This home features:

- Air-conditioner in open plan living & master bedroom
- Master with ensuite and large walk in robe
- Open plan living and dining
- Large courtyard, covered entertaining
- Dedicated Study nook
- Ceiling fans throughout
- Compliant smoke detectors in all rooms
- Keyless entry

Current tenancy details:

Unit 2 - \$350pw - August 2022

Very low maintenance complex, capitalise on the increasingly positive consumer sentiment toward the Brisbane property market.

This fantastic opportunity won't last call Karen Moke 0406 521 370 or Jon Love 0481 522 115

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

**PRICE:**  
**\$365,000**

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



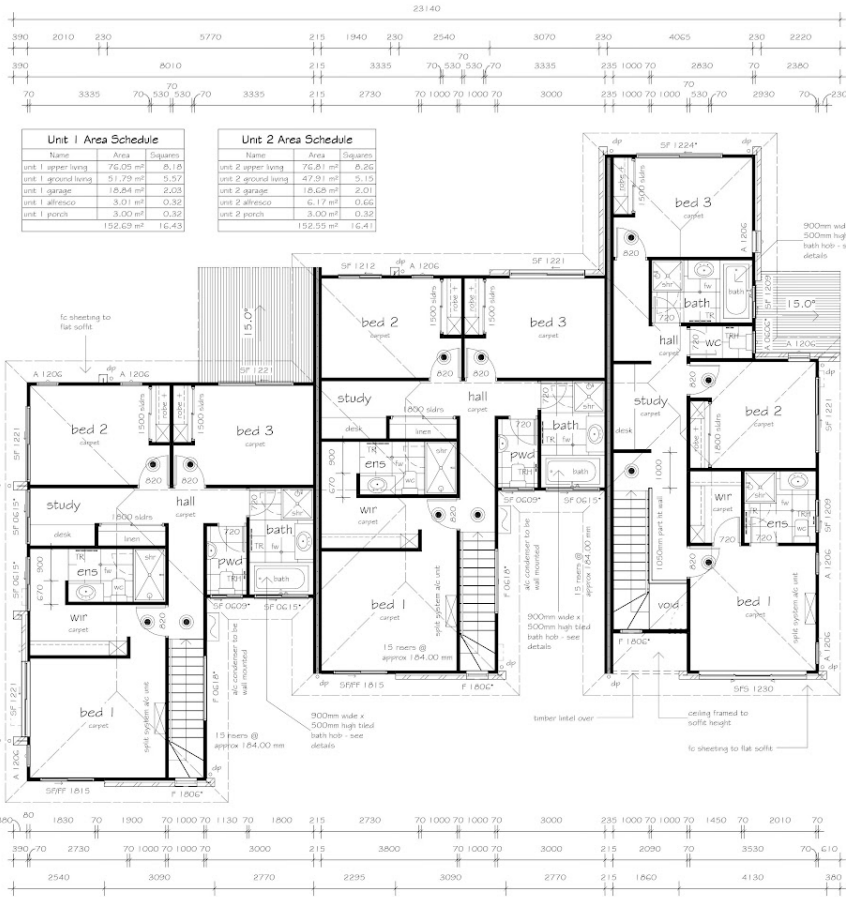
**Karen Moke**  
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[www.atrealty.com.au](http://www.atrealty.com.au)

**Note:**

- lift off hinges to wet door
- provide open & cold water provisions to the space
- sarking to external walls
- continue flow lines, position to be confirmed
- mechanically vent rooms without natural ventilation
- all shower roses to be AAA rated
- water pressure limited to 500KPa at the meter
- all ground drains to be >1000mm from gas bottle location
- roofings to be positioned where indicated at bathroom at 1:100mm all for hang of toilet roll (FR) and at 700mm all for hang of toilet roll holder
- water connection into fridge space at 1900mm all (horizontal to be level to one side of all stairways (1:1000mm or higher only)
- all opening windows in bedrooms with fall height of 2m or greater to be restricted to max 125mm opening.
- refer to Colour Specification schedule for detailed internal and external colour/materials



| Unit 1 Area Schedule |                       |         |
|----------------------|-----------------------|---------|
| Name                 | Area                  | Squares |
| unit 1 upper living  | 76.05 m <sup>2</sup>  | 8.18    |
| unit 1 ground living | 51.79 m <sup>2</sup>  | 5.57    |
| unit 1 garage        | 18.84 m <sup>2</sup>  | 2.03    |
| unit 1 alfresco      | 3.01 m <sup>2</sup>   | 0.32    |
| unit 1 porch         | 152.63 m <sup>2</sup> | 16.43   |

| Unit 2 Area Schedule |                       |         |
|----------------------|-----------------------|---------|
| Name                 | Area                  | Squares |
| unit 2 upper living  | 76.81 m <sup>2</sup>  | 8.26    |
| unit 2 ground living | 47.91 m <sup>2</sup>  | 5.15    |
| unit 2 garage        | 18.68 m <sup>2</sup>  | 2.01    |
| unit 2 alfresco      | 6.17 m <sup>2</sup>   | 0.66    |
| unit 2 porch         | 152.55 m <sup>2</sup> | 16.41   |

| Unit 3 Area Schedule |                       |         |
|----------------------|-----------------------|---------|
| Name                 | Area                  | Squares |
| unit 3 upper living  | 76.12 m <sup>2</sup>  | 8.15    |
| unit 3 ground living | 54.85 m <sup>2</sup>  | 5.90    |
| unit 3 garage        | 18.73 m <sup>2</sup>  | 2.02    |
| unit 3 alfresco      | 5.94 m <sup>2</sup>   | 0.64    |
| unit 3 porch         | 3.29 m <sup>2</sup>   | 0.35    |
|                      | 156.93 m <sup>2</sup> | 17.10   |

**Upper Floor Plan**

**"Preliminary"**

Plans are subject to change to meet site and council requirements. Ground lines are indicative only and should not be relied upon.

| Internal Flooring Areas (Indicative Only) |                       |          |
|---|-----------------------|----------|
| Type                                      | Area                  | Material |
| Carpet Floors                             | 156.26 m <sup>2</sup> |          |
| Tile Flooring                             | 164.65 m <sup>2</sup> |          |



**Please Read Carefully**  
This plan is intended for use as a guide only and is not to be used for construction purposes. It is subject to change without notice. Please refer to the site plan and all other documents for full details.

**LOT 570 WINDSOR STREET, STAGE 1W, FLAGSTONE RISE**

**FOR SANDSKY DEVELOPMENTS PTY LTD**

OWNER'S PROPERTY IS SANDSKY DEVELOPMENTS PTY LTD ALL UNITS RESERVED AND RESERVED FOR EXCLUSIVE USE BY THE OWNER. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER VISUALS.

|                               |              |             |
|-------------------------------|--------------|-------------|
| CURRENT REVISION / ISSUE DATE | B /          | Preliminary |
| REAL PROPERTY DESCRIPTION     | LOT 570 / SP |             |

|            |                       |        |            |
|------------|-----------------------|--------|------------|
| PLAN       | CUSTOM TRIPLEX        |        |            |
| FAÇADE     | RENDERED BRICK RESORT |        |            |
| SCALE      | 1 : 100 on A3         |        |            |
| DATE DRAWN | 02/05/18              | JOB #: | 7222       |
| DRAWN      | MAH                   | CHKD   | MAH        |
|            |                       |        | SHEET # 04 |

**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.

