

**SOLD**

**LOWSET VILLA, SECURE GATED COMPLEX  
PERFECT FOR AN INVESTOR, FIRST HOME  
BUYER OR RETIREE !!**

Offering so much for your budget this lowset villa, perfect position with only one neighbour to the right, no neighbours to the rear boundary.

Well presented home, neat, tidy and spacious. Large open-plan living/ dining area with air conditioner, electric cooktop and oven, dishwasher and tiled living area. Three built in bedrooms all have ceiling fans, master comes complete with an en suite. The main bathroom also comes with a full size bathtub and shower.

Good sized backyard will be great and secure place for kids to play, generous size side access to the left with plenty visitor car parks.

Secure gated resort style complex with CCTV, four beautiful salt water swimming pools (one heated), two tennis courts, 3 x BBQ picnic areas, all situated inside this beautifully presented secure gated complex.

Offering the convenience of location, only walking distance to the Strathpine train station, local friendly parks and short drive to local state & private schools, shopping centre and golf course.

4 swimming pools, (1 heated for those early morning starts or cooler nights!)

- 2 tennis courts with lights
- 3 undercover BBQ entertaining area
- 6 barbeque picnic shelters with tables
- large BMX bike facility for the kids
- gated community
- on site manager
- a comprehensive security system

Current lease to Feb 2023 @ \$350pw  
Boyd Corp - \$4,400pa approx.

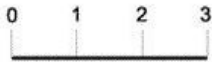
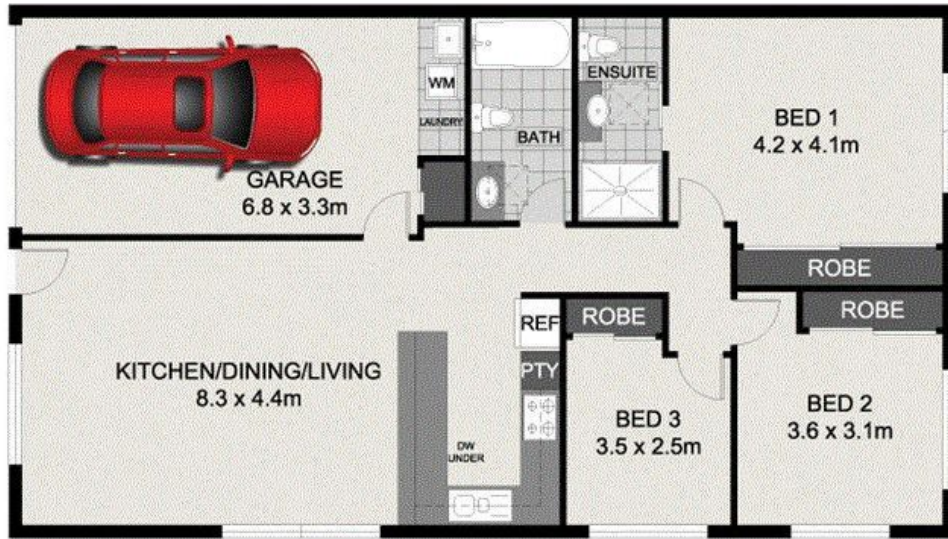
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$380,000

**OPEN FOR INSPECTION:**  
N/A



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT	:	89.65m <sup>2</sup>
GARAGE	:	21.26m <sup>2</sup>
TOTAL	:	110.91m <sup>2</sup>

**2 Nicol Way, Brendale**

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.