



**SOLD**

## THE PERFECT INVESTMENT OR IS IT ALSO THE PERFECT HOME!

Whether you want to owner occupy or purchase the perfect investment property, you will fall in love with these contemporary near new townhouses. From the moment you enter this enclave you feel the sense of security and lifestyle, with open common green areas and private yards. Built with colonial Queenslander appeal, enjoy the privacy of a gated community lifestyle.

Street appeal is only the start of this planned development, with winding streets and open areas ensuring these homes have the appeal and advantage of standalone housing. Each townhouse has garage parking for between two and four cars. The downstairs laundry is facilitated by the upstairs laundry Shute. If you need further storage or room for a gym or studio, you will delight in the open areas downstairs.

Walk upstairs to a well appointed kitchen that services the dining and living rooms, whilst you enjoy the views from your private balcony. The large main bedroom is serviced by a designer ensuite. The two other bedrooms have access to a large bathroom, with built in bath. A separate toilet completes the picture.

Storage is well featured with downstairs and upstairs linen cupboards.

With rail, schools, and gyms on your doorstep. Trek the 3 minutes to the heart of Ipswich to enjoy the newly redeveloped mall and cinemas. Easy travel to the prime facilities being built and located in Ipswich, from the Mater hospital to the new Brisbane Lions Stadium at Springfield.

These townhouses are sought after by tenants, providing a strong investment return with great depreciation benefits.

A rare find in an area that is experiencing high growth rates, this is an opportunity not to be missed. Rarely can you buy this family lifestyle, it is even more rare to buy an investment that is neutral from the onset with tenants already placed.

Other features include:

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

**PRICE:**  
\$369,000

**OPEN FOR INSPECTION:**  
N/A



**Adrian Matthews**  
**0403171644**  
adrianmatthews@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Ground Floor - 194sqm  
First Floor - 113sqm (incl balcony)

Reserve 100% money offer. You can make an offer for the property before the auction. The offer is subject to the successful bidder. The offer is not binding on the seller. The offer is not binding on the buyer. The offer is not binding on the lender. The offer is not binding on the government. The offer is not binding on the court. The offer is not binding on the police. The offer is not binding on the fire department. The offer is not binding on the ambulance. The offer is not binding on the hospital. The offer is not binding on the school. The offer is not binding on the university. The offer is not binding on the government. The offer is not binding on the court. The offer is not binding on the police. The offer is not binding on the fire department. The offer is not binding on the ambulance. The offer is not binding on the hospital. The offer is not binding on the school. The offer is not binding on the university.

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.