



SOLD

INVESTOR ONLY PURCHASE !!!

FANTASTIC NRAS INVESTMENT OPPORTUNITY !!!

the perfect property for your first investment or to add to your portfolio !!!

Experience guaranteed high returns from this 7 year young tri level terrace home for the next 3 years !!!

Literally a "set and forget" investment - ideal for a Self Managed Super Fund. Returning approximately \$535.00 per week, with excellent tenants.

The Property itself Features:

- *Three level, Three bedroom, 2 Bathroom and Huge Remote Double Lock Up Garage
- *Extra space in the garage for a work shop and large storage area, plus laundry
- *Level One comprises a large open plan living/dining/kitchen area, opening out to an expansive entertaining balcony South, and additional North facing balcony with green space views
- *The Kitchen is equipped with modern stainless steel appliance's, including a dishwasher and gas cooktop, with loads of pantry space as well
- *Level One is also fully air conditioned and has a powder room as well
- *Level Two features a large air conditioned Master Bedroom with Ensuite, two additional queen size bedrooms and three way main bathroom

The position of this Townhouse Terrace home is its major attribute. Set only 2 mins drive away from virtually all amenities, Translink train to Brisbane, surrounded by sports facilities, close to a number of schools and only 1 minute to the M1, it's hard to beat this central location. For further information or to arrange a private inspection, CALL ME NOW!!!

Please note: the Floor Plan provided for this property is identical, but on the reverse, however there is no courtyard on the ground level of this particular property.

3 BED | 2 BATH | 2 CAR

PRICE:
\$454,500

OPEN FOR INSPECTION:
N/A



Jane Vella
0449110979
janevella@atrealty.com.au
www.atrealty.com.au

DWELLING (TYPE-C1)



GROUND LEVEL
FLOOR PLAN (TYPE - C1)



LEVEL 1



LEVEL 2

-  3 Bedroom
-  2 Bathroom / Ensuite
-  2 Carspace

INTERNAL AREA	168.00 m ²
EXTERNAL AREA	
BALCONY	4.00 m ²
PATIO	06.00 m ²
DECK	07.00 m ²
TOTAL EXTERNAL	17.00 m ²
TOTAL AREA	185.00 m ²

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.