



**SOLD**

## UNDER CONTRACT.

Here is your opportunity to grab this investment property in ever popular "Petrie on the Park"

What are the Benefits?

AAA. 12 Month Lease till January 2023.

1. Great Tenants.
2. Extremely quiet complex of 62 Units.
3. Good Mix of Owners to Investors
4. Very long term tenants reside in "Petrie on the Park"
5. Walk to shops, train, bus, Petrie State School.
6. Backing onto Sweeney Park with walkways to and along River.
7. Very unique complex, with boulevard of trees providing wonderful ambience.
8. Pool in complex.
9. Body Corporate members live on-site
10. Property Manager manages many rental properties in Petrie on the Park with very happy Tenants and Landlords alike.

Features:

- a. Master bedroom - large walk in robe and air-conditioning plus large on-suite
- b. Two other bedrooms are built-in and fanned. All bedrooms are a good size.
- c. Spacious Bathroom has bath with overhead shower
- d. 3rd w.c. in Laundry downstairs.
- e. Air-conditioned L - shaped Dining and Living Room
- f. Outdoor covered patio faces east to enjoy the cooling afternoons in Summer and morning sun in Winter
- g. Kitchen is equipped with electric appliances - oven, cooktop rangehood and dishwasher.
- g. L>U> Garage has remote with storage area at rear..

Call Kay on 0405388392 to discuss this opportunity at your very earliest so you don't miss out.

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

**PRICE:**  
\$412,500

**OPEN FOR INSPECTION:**  
N/A



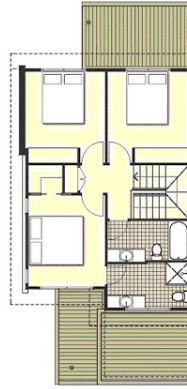
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petrie  
on the park

type a - townhome duplex

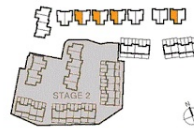
unit 037, 035, 033 & 027 floorplan



AREAS	GROUND	FIRST
Internal	50m <sup>2</sup>	54m <sup>2</sup>
Garage	20m <sup>2</sup>	
Patio	20m <sup>2</sup>	
TOTAL	144m <sup>2</sup>	

0 1000 2000 4000mm

Note: The plans show a current design only and are subject to change as follows:  
a) Dimensions are not indicated on architectural drawings. b) The size of an apartment or other equipment is approximate only. c) The location of fixtures and fittings may be subject to change. d) Dimensions may vary in location and size of fixtures not indicated.



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.