



## FOR SALE

### FREEHOLD.....NO BODY CORPORATE FEE'S.....PET FRIENDLY

Unique, Brand New 3 Bedroom Home/Town home, with no Body corporate fees! A saving of approx. \$3,582.50 PA..

**LIFESTYLE.....** Located in highly sought after precinct of Mt Gravatt Central only a short stroll to shops, eateries, medical, coffee clubs and major shopping hubs, with an excellent transport system to the CBD or Westfield's at Garden City, Universities, Schools and College's.

**ACCOMMODATION.....** This quality home features.

\* Corner allotment with a very spacious private courtyard.

\* Ceiling heights of 2.7m on both levels.

\* Beautifully appointed kitchen with 2 pack cupboards, featured wood laminate doors, stone benches plus quality polished porcelain floor tiling.

\* Spacious air conditioned lounge and dining area leading to stacker sliding glass doors which open onto a fully covered outdoor BBQ/entertaining area.

\* Upstairs has three very large bedrooms all with custom built cabinetry in robe areas and the master with air conditioning, walk-in-robe and ensuite.

\* A full size main bathroom, with bath, plus quality polished porcelain floor and wall tiles..

\* Ceiling fans to all bedrooms and living areas.

\* This home offers spacious, private living and the first home buyer may be eligible for the \$15,000 QLD Government new building grant, and for the astute investor attract a high depreciation allowance.

Inspections can be arranged anytime.

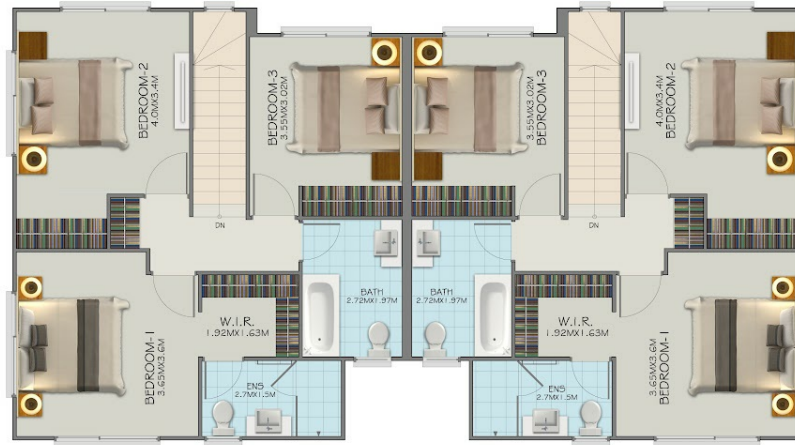
3 BED | 2 BATH | 2 CAR

**PRICE:**  
\$595,000

**OPEN FOR INSPECTION:**  
N/A



**Tony UGRINIC**  
**0418740823**  
tony@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



UNIT- 1 & 2 FIRST FLOOR PLAN LAYOUT

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.