



COMPLEX!



SOLD

**RECORD PRICE ACHIEVED \$495,000! - ANDREW COLLEY PROPERTIES - 0488 217 803**

Enjoy the smell of fresh paint throughout including all doors and woodwork coupled with brand new carpets. Welcome to 51/8 CARNARVON AVENUE, a newly refurbished townhouse located at PARK EDGE VIEWS in the heart of Springfield Lakes. This modern home offers one of the most desirable locations. Ideally located only a small walk to plenty of parkland & playgrounds plus a variety of walking and pushbike tracks all whilst being only a few minutes away from all the amenities one could need. This townhouse crossed with the expected capital growth of the Springfield Lakes community certainly makes for a very smart investment.

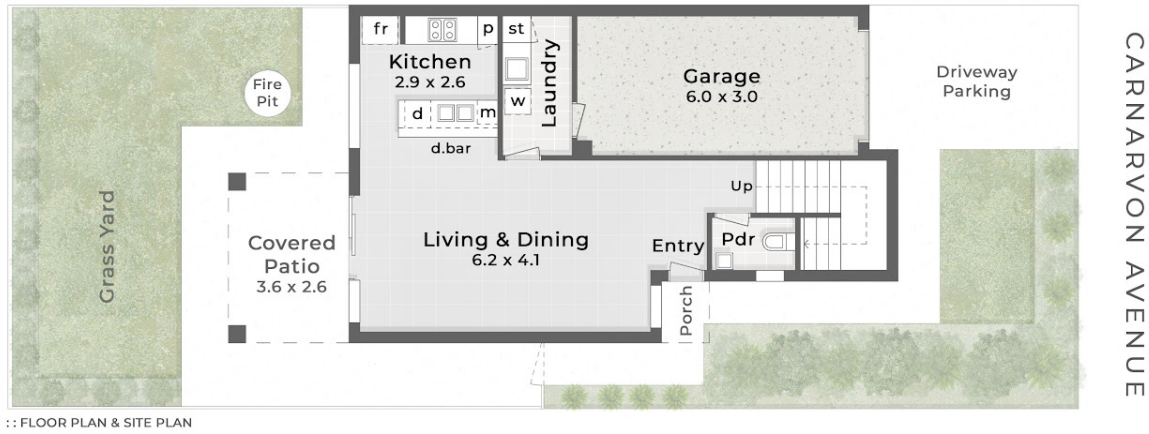
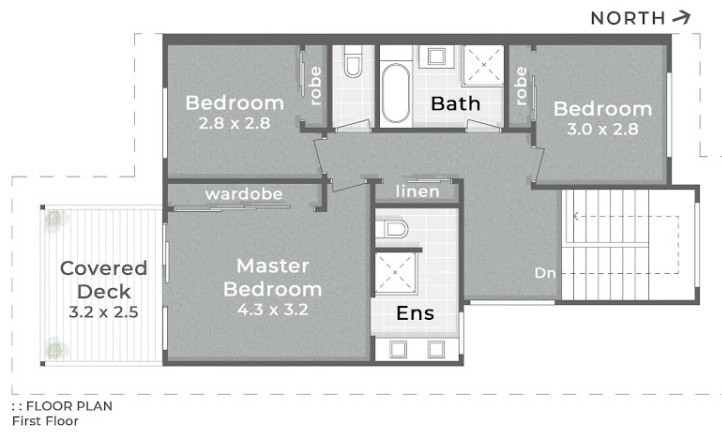
Body corporate fees \$64.57 p/w (\$3,357.72 per annum INCLUDING INSURANCE AND SINKING FUND - Latest Body Corp Disclosure available)

- 3 Bedrooms all with Built In Robes and Ceiling Fans
- Master with Ensuite, Air-conditioning & Private Balcony
- Open-plan Kitchen, Dining and Living Areas with Air-conditioning
- Private Patio area off Living/Dining with an extra large courtyard garden
- 3rd Toilet/Powder Room downstairs
- Separate Laundry and Storage area
- Only Minutes to public transport, hospitals, USQ, the Orion Central Shopping Centre and many many more amenities.

CALL ANDREW COLLEY FOR MORE INFO AT 0488 217 803

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

**3 BED | 2 BATH | 1 CAR****PRICE:**  
\$495,000**OPEN FOR INSPECTION:**  
N/A**Andrew Colley**  
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andrewcolley.com.au



PARK EDGE VIEWS

51/8 Carnarvon Avenue SPRINGFIELD LAKES

3 Bed

2 Bath + Powder

1 Car + Off-Street

Internal 145m<sup>2</sup> | Deck, Patio & Porch 19m<sup>2</sup> | Total 164m<sup>2</sup>



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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.

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