



**SOLD**

## RARE OPPORTUNITY IN FERNY HILLS

Welcome to the finest that Ferny Hills has to offer! This stunning four bedroom townhouse is the perfect place to call home.

Tucked away in a quiet pocket of Ferny Hills, this modern and stylish townhouse is the perfect spot for those who want the convenience of living close to the city, with the peace and tranquillity of a suburban life.

This three-level townhouse offers four generously sized bedrooms, two bathrooms and one ensuite, giving plenty of space for the whole family. The master bedroom boasts a luxurious ensuite and an expansive balcony with views of the surrounding suburb.

The open plan living/dining area is sure to impress, with floorboards, air conditioning and plenty of natural light streaming through the windows. The kitchen is fully equipped with a dishwasher and plenty of cupboard space, perfect for any aspiring chef.

The outdoor area is the ideal spot for entertaining family and friends. Enjoy a BBQ on the deck, or simply take in the views from the outdoor entertainment area. There is also plenty of secure parking for two cars in the double garage.

This convenient location is just moments away from local cafes, shopping centres, parks and public transport.

Property Features include:

- New Epoxy flooring in the garage
- Open Plan Living
- Dishwasher
- Air-Conditioned Living
- Private and Secure
- Close to all Amenities Including Ferny Grove Train Station
- Over 200 Square Meters of Living and Entertaining

Approx. 2.0m to Arana Hills Plaza home to Coles, Aldi & K Mart  
Approx. 1km to Ferny Grove Station

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$765,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR 2



FLOOR 1



**12/216-220 Patricks Road, Ferny Hills**

Total Area: Approx. 212 m<sup>2</sup>

Every attempt has been made to ensure the accuracy of these plans, however they should be used as a guide only. Prospective purchasers should make their own enquiries



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.