



# SOLD

## DELIGHTFUL TOWNHOUSE IN PRIME LOCATION

'34 Maryvale Street' is a boutique complex of four homes located at the Toowong Village end of the street in this highly desirable suburb. Positioned in the centre of the rear building and nestled behind the charming Queenslander (which originally occupied the entire lot), this home is sure to impress.

Situated a mere 500 m walk from Toowong train station and only 4.8 km to Brisbane CBD the location is superb for commuters. With low maintenance living and proximity to numerous parks, shopping precincts, cafes, restaurants and the riverside walk and bike path, this property will always be in high demand amongst owner occupiers and investors.

### Key Attributes

- \* Freshly painted throughout
- \* Generously proportioned living and dining area
- \* 2.7m high ceilings with downlights downstairs
- \* Kitchen with granite benchtop and a good-sized pantry
- \* Miele appliances including induction cooktop
- \* Separate laundry
- \* Open plan living flowing to timber deck and easy-care courtyard garden
- \* Beautiful, polished timber staircase
- \* Three bedrooms all with built in robes and ceiling fans
- \* External shutters to both rear bedrooms
- \* Main bedroom with ensuite and balcony at the front
- \* Family bathroom with shower over bath
- \* White plantation shutters to all windows except kitchen
- \* Crimsafe security screens and doors
- \* Ducted air conditioning and stainless-steel ceiling fans in all rooms
- \* Ducted vacuum system
- \* Roof storage accessible via pull down ladder
- \* Single garage (2m clearance)
- \* Low Body Corp fees - approx. \$380 per qtr.

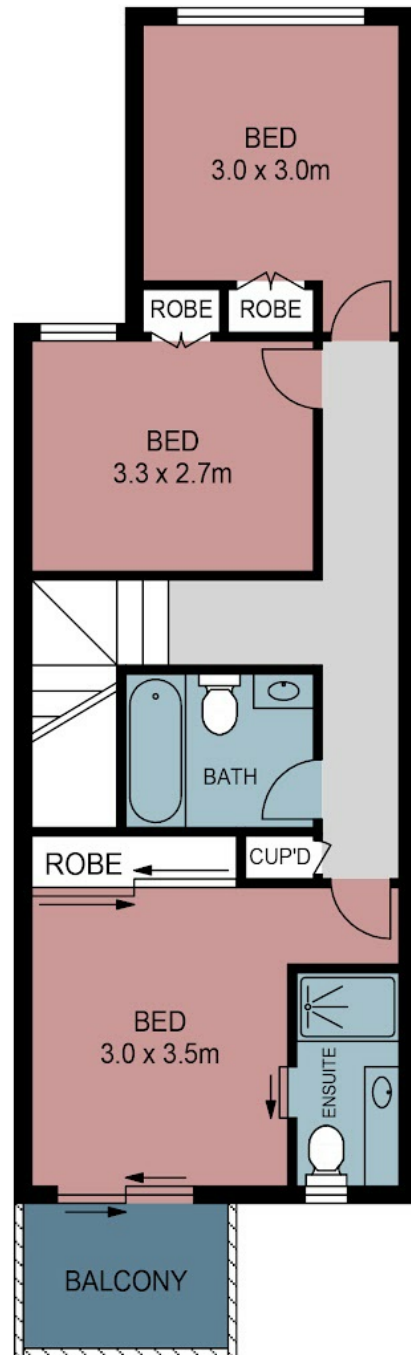
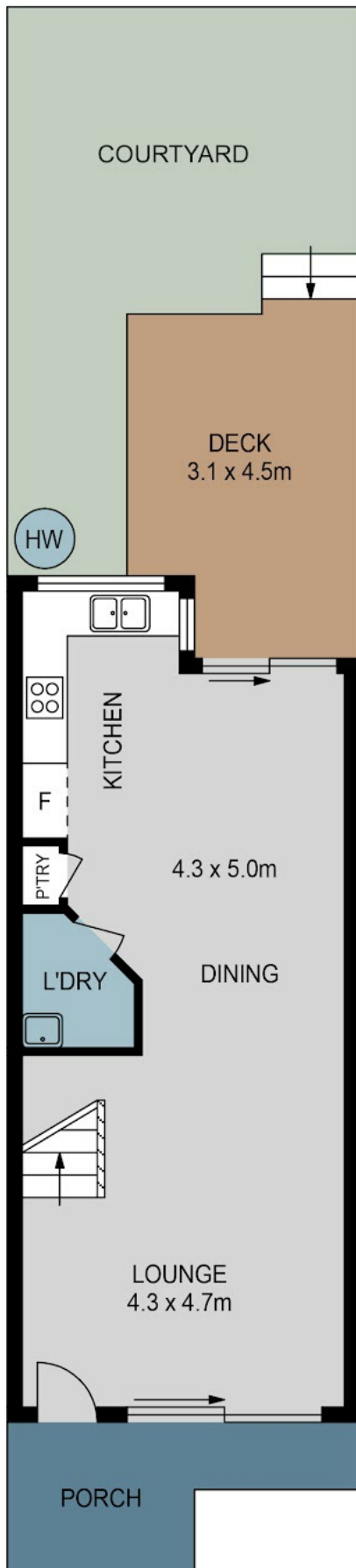
3 BED | 2 BATH | 1 CAR

**PRICE:**  
\$810,000

**OPEN FOR INSPECTION:**  
N/A



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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.

### 3-34 MARYVALE ST, TOOWONG

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*This floor plan is illustrational and the measurements given are approximate.*

*It is recommended that further investigations are carried out for building purposes. Created by [risephotography.com.au](http://risephotography.com.au)*

