



# FOR SALE

## THE PLAINS

Located in a quiet enclave of Browns Plains, an outstanding near-new residence summons at 37/29 Claussen Street. This 3-year-old home is a part of a fastidiously maintained complex, promising quiet enjoyment and a comfortable living experience. This townhouse has a cleverly designed open plan that flows seamlessly between living, dining, kitchen and through to the outdoor alfresco area.

Upstairs accommodates two large double bedrooms, a main bathroom, and a generously proportioned master bedroom with ensuite and adjoining balcony. The home provides ample space for singles, couples or a small family with two children.

Whilst the position is quiet and private, there is still convenient access to the Gateway and Logan Motorway and other major thoroughfares. Additionally, enjoy the convenience of multiple nearby shopping options and no less than five schools all situated within a 4 klm radius.

### Key Features:

- Three large double bedrooms, master with en-suite and private balcony.
- Ceiling fans & built in wardrobes in all bedrooms plus air conditioner in the master bedroom.
- Carpets upstairs, tiled living/dining and kitchen area downstairs.
- Air-conditioned living area. Built in study nook.
- Stone benchtops and stainless-steel kitchen appliances including dishwasher.
- One full size bathroom and en-suite adjoining the master, plus powder room and separate laundry downstairs.
- Remote single lock up garage. Ample driveway area for a 2nd vehicle.
- No neighbours behind this private, fenced courtyard and alfresco area with pedestrian side access.
- Excellent on-site property management and 24-hour CCTV security.
- Modest body corporate fees of \$63.36 p/w and on-site gymnasium.

This near new townhouse was constructed in 2021 by Usher constructions and is currently tenanted at \$510 per week until February 2025. The on-site manager has provided a current market rental appraisal up to \$540 per week.

Inspect on Saturday between 1-1.45pm and don't miss this opportunity to secure your new home or high yielding investment.

3 BED | 2 BATH | 1 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



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**GROUND  
FLOOR**



**FIRST  
FLOOR**

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.