

# SOLD

## UNDER OFFER! OPEN HOME CANCELLED (21/09/2024)

Don't miss this opportunity to purchase a modern 3 bedroom townhouse within a quiet, secure, and well-maintained complex complete with pool, gym, ample parking and low body corporate fees.

Featuring Three large bedrooms, bright and airy open plan kitchen/dining/living area providing comfortable living spaces that lead out to the private courtyard - perfect to relax and unwind.

Located within walking distance to Bellmere Woolworths, cafes, gym, specialty shops & parklands. This property offers a perfect addition to your investment portfolio or ideal first home.

Potential Rental Income: \$500 pw - \$530pw

### UPSTAIRS FEATURES:

- Master bedroom featuring air con, built-in robe, balcony & ensuite bathroom
- Further 2 bedrooms with built-in robes air con and fans
- Family bathroom & toilet

### DOWNSTAIRS FEATURES:

- Modern kitchen featuring stone benches, ample storage & dishwasher
- Open plan living & dining
- Spacious lounge room with air conditioning
- Separate laundry / toilet
- Covered pergola
- Low maintenance rear yard complete with landscaping
- Under stair storage
- Security screens throughout
- Remote Single Lock Up Garage
- Close to public transport and walking distance to Bellmere Woolworths

### COMPLEX FEATURES:

- Low body corporate fees
- Friendly modern complex

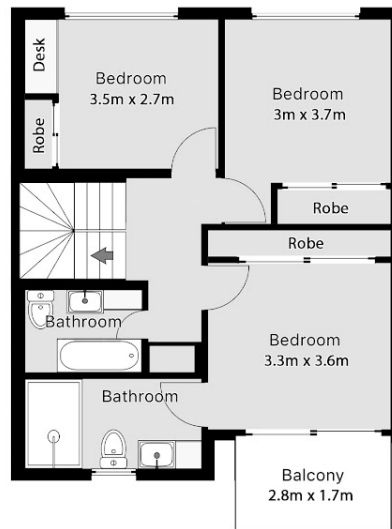
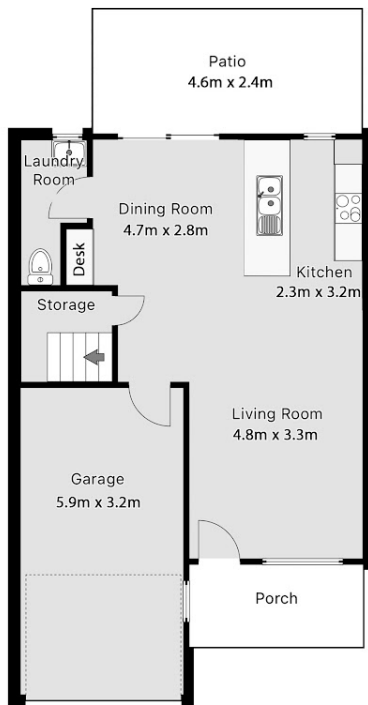
3 BED | 2 BATH | 1 CAR

PRICE:  
\$530,000

OPEN FOR INSPECTION:  
N/A



**Mitchell Younger**  
0488458887  
mitchell.younger@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 42/17 Picadilly Street Bellmere

These dimensions are approximate and for illustrative purposes only.  
 We give no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan

3 Bed/1 Living  
 2 Bath  
 1 Car  
 Floor Area: 132m<sup>2</sup>

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.