



# FOR SALE

## IMMACULATE & MODERN TOWNHOUSE

Bond Property Group is proud to present this immaculately upgraded, modern townhouse in a sought after complex. This home is perfect for first home owners, couples, and investors. Situated in a quiet complex, next to bushland, and with a pool, tennis court, basketball court and plenty of parking, you will never want to leave!

This home has been lovingly updated with quality finishes, with new flooring, new kitchen appliances, upgraded bathroom, additional loft, solar panels, security shutters, electric garage, air conditioning and artificial grass.

The kitchen includes Smeg induction cooktop, range hood and pyrolytic oven (self cleaning). The kitchen overlooks the combined lounge and dining room, and has a double sink and plenty of bench and cupboard space. The living room opens to a private courtyard with low maintenance artificial grass, and a gate to the communal pool, BBQ area, tennis court and basketball court.

Upstairs you will find two large bedrooms, both with air conditioning units and large wardrobes. The master bedroom includes a fan, and both rooms have carpets. The bathroom includes a new shower screen, rain water shower head, large bath and separate toilet. A second toilet can be found downstairs in the laundry which has external access to the courtyard.

A handy loft has been professionally built above the garage which is perfect as a toy room, study or for additional storage.

This home includes new electrical safety switches, 15 solar panels servicing a 5.6kwh system, two security cameras, quality laminate flooring, carpet and three split system air conditioners.

This home is located in a quiet cul-de-sac, with a bushland reserve accessible right next to the complex. The entry to the M5 is a 5 minute drive. Local schools, shops, transport links and cafes are all easily accessible.

Council Rates- \$355 per quarter  
Strata Rates - \$805 per quarter  
Water Rates- \$290 per quarter (approx)  
Electricity- \$500 per quarter (average)  
Potential Rental Return \$580 - \$610 per week

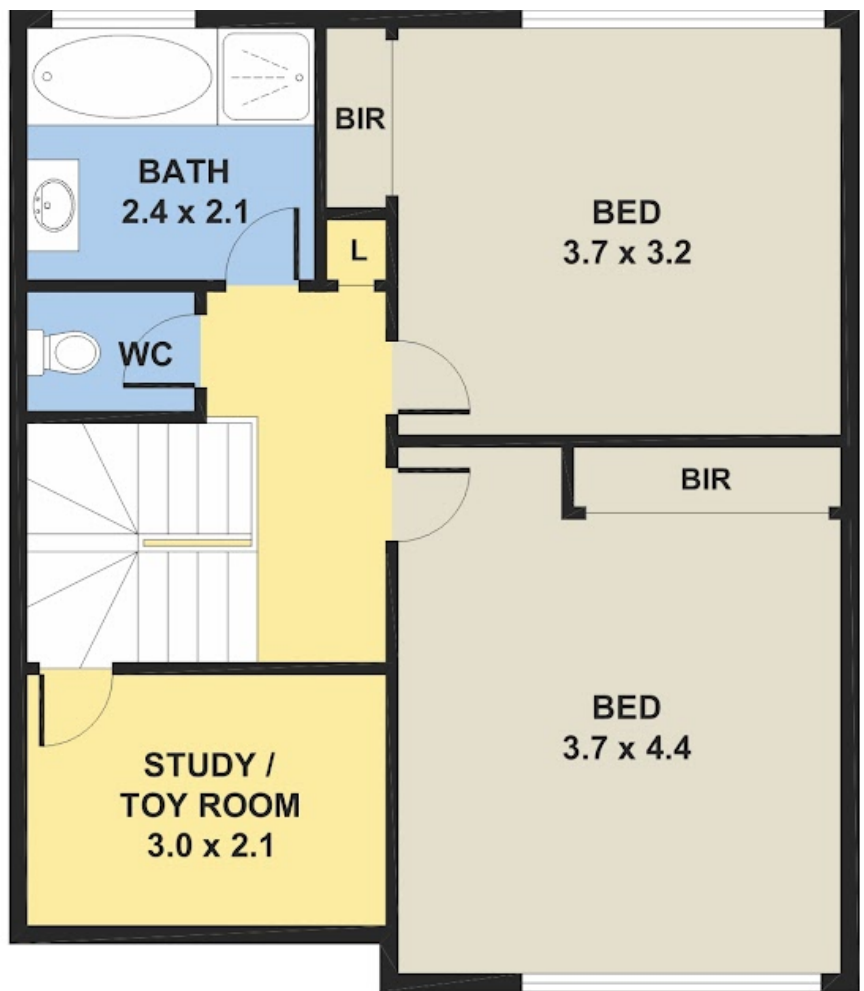
2 BED | 1 BATH | 1 CAR

**PRICE:**  
\$720,000 - \$750,000

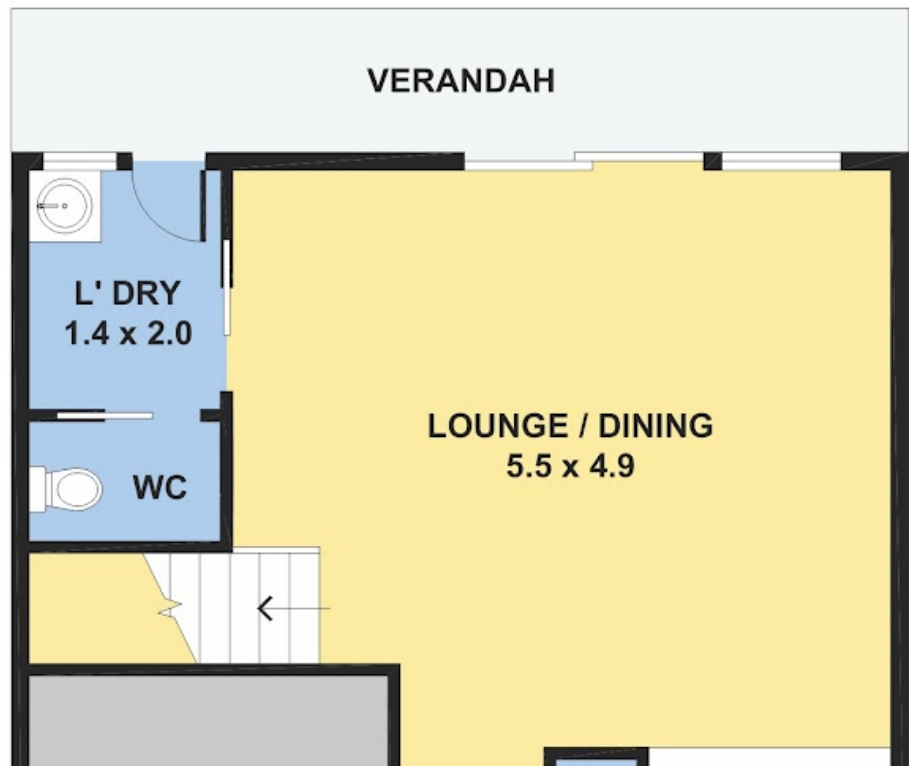
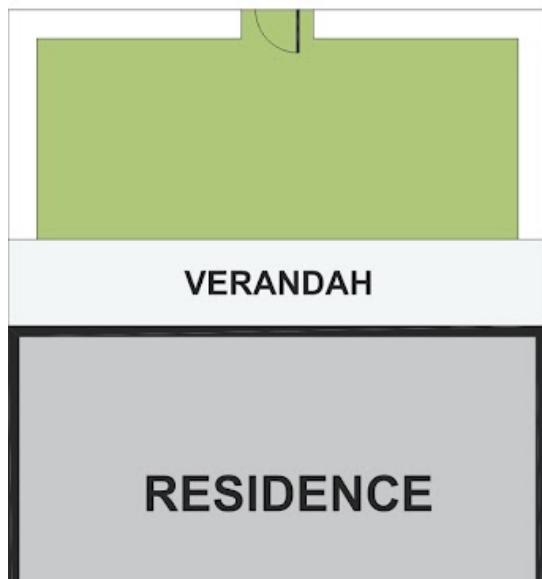
**OPEN FOR INSPECTION:**  
N/A



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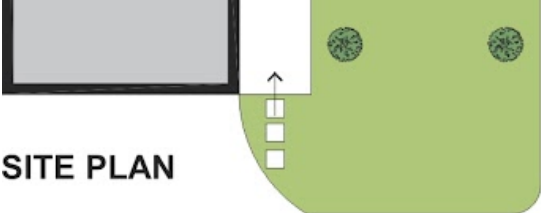


**FIRST FLOOR**



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.





SITE PLAN



ENTRY

GROUND FLOOR