



# FOR SALE

## CONTEMPORARY LIVING

This exceptional residence delivers low maintenance luxury that's perfectly matched to today's inner city lifestyle and will fit right into your idea of comfortable contemporary living. Spread over three impressive levels and with river glimpses from the master bedroom, this large townhouse sets the standard in size and features as it really is a house alternative with 4 generous bedrooms + separate study all at the rear of a quiet and tightly held complex.

The ground floor consists of the double garage and the separate office and under stairs storage. Upstairs to the middle level you'll be impressed with the solid timber floors that feature in the open plan kitchen dining and lounge area. This space is filled with light and has two patios that catch the beautiful breezes but for those hotter or cooler days you'll enjoy the comfort of the ducted, reverse cycle air-conditioning system. Another convenient feature found on this level is the internal laundry and powder room. These living areas open out onto a lovely private, covered courtyard and features low maintenance landscaped gardens with a small grassed area.

On the top level you will find the four generous bedrooms, all with wardrobes. The master has it's own private balcony, ensuite and walk in robe with the main bathroom servicing the remaining bedrooms.

Located in an unrivaled position being walking distance to the river, shopping centre, transport, University of Queensland (UQ), golf course and so much more. You'll love living here!

For the investor it currently rents at \$760 per week until the end of July and the current long term tenants have indicated that they would love to stay. The body corp is \$750 per/q inc admin & sinking fund. The balance of the sinking fund is currently \$54,633 as at (31/03/2016)

This is a unique opportunity to purchase a great investment or quality home. Features include:

- 4 Bedrooms + separate study
- Ducted, reverse cycle air-conditioning
- Ducted vacuum
- Intercom
- Miele kitchen appliances + stone bench tops
- Solid timber flooring
- Multiple balconies inc private covered outdoor patio off the living area
- Double lock up garage with a small built in work bench
- Built in 2004

4 BED | 2 BATH | 2 CAR

PRICE:  
\$798,000

OPEN FOR INSPECTION:  
N/A



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