

# FOR SALE

## EXEMPLARY UNIQUE FIRST HOME, DOWNSIZERS HAVEN OR INVESTMENT OPPORTUNITY!!

Presented by local agent Mark Roemermann ... this brand-new executive style townhouse presents modern design features and the finest quality throughout, set in a boutique complex of just four townhouses ideally located within walking distance of Nundah Village cafe and shopping precinct, and close to public transport for an easy 20-minute commute to Brisbane CBD.

- \* Light-filled open-plan living room features premium ceramic floor tiles
- \* Living space opens to covered front entertainer's patio in landscaped front courtyard
- \* Five-star chef's kitchen with Italian Artusi appliances including Ceran glass cooktop
- \* Generous master bedroom with wall-to-wall mirrored built-in robe, ensuite and air-conditioning
- \* Master bedroom also opens to Juliet balcony that overlooks the front courtyard and streetscape
- \* Second bedroom with built-in robe features almost direct access into the main bathroom
- \* Upstairs study nook with desk, plus downstairs guest toilet adds convenience
- \* Reverse cycle split system air-conditioning in the living area and master bedroom
- \* Single lock-up garage with internal laundry, plus walk-in internal storeroom
- \* Well-maintained boutique complex of four townhouses located close to public transport
- \* Expected rent of \$440-\$450/week
- \* Expected body corporate fees of \$500/qtr
- \* First Home Buyers Grant of \$20,000 available for qualifying buyers

Investors take note that this quality low-maintenance townhouse will attract plenty of eager tenants, and owner/occupiers will love the premium quality features throughout that achieve a six-star energy rating for this brand-new executive residence.

Enter through the beautifully landscaped front courtyard with established garden, lawn and covered entertainer's patio and into the light-filled living/dining room that features premium ceramic floor tiles.

No expense has been spared on the chef's kitchen with waterfall-edged quartz stone bench

2 BED | 2 BATH | 1 CAR

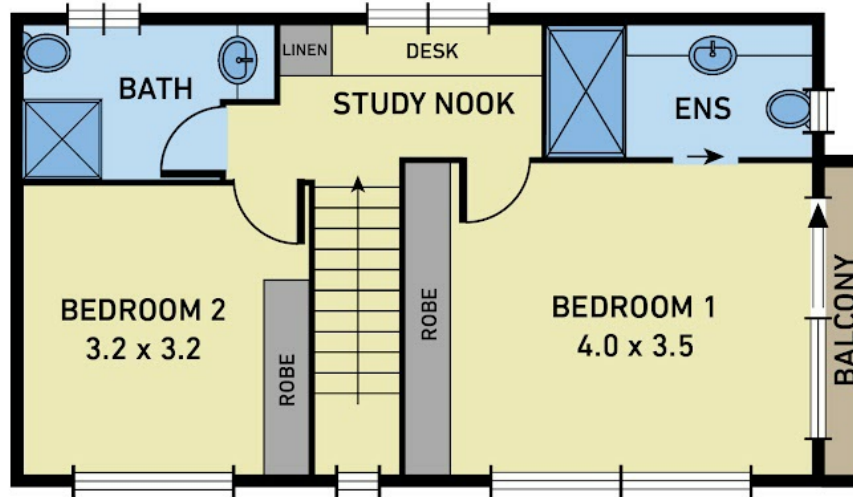
PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



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## 4/30 Julia Street, Wavell Heights



FIRST FLOOR



GROUND 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.

Disclaimer: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries. We do not accept responsibility for any errors or omissions.