

**SOLD**

## WELCOME TO SADLIERS GROVE!

Whether you want to purchase the perfect investment property or want to move in you will fall in love with this beautifully presented modern townhouse. This property looks and feels brand new.

Situated in the much sought after complex of Saldliers Grove, this magnificent property has so much to offer.

The moment you walk upstairs and enter the unit you will be amazed by the size and fresh feel it has. Walk through the entry to your fully air-conditioned open plan dining and lounge that is serviced by the well-appointed and modern kitchen and has plenty of cupboard space for the most discerning chef, all whilst you enjoy the private leafy views from the living areas and your own private balcony.

The bedrooms are all oversized and the main is serviced by its walk in wardrobe, designer ensuite and its own private access to the deck. The two other large bedrooms have access to a large bathroom with a built-in bath and a separate toilet with its own basin.

Downstairs is totally brand new and absolutely stunning! It has a huge double lockup remote garage with plenty of storage space. It is equipped with an incredibly spacious multi purpose room (used as a bedroom), an office, the laundry and a lounge area that opens directly out to the landscaped courtyard.

Only minutes to the heart of Ipswich CBD to enjoy the recently redeveloped mall, eateries, rail, schools, coffee shops and gyms. This property will be sought after by Owner occupiers and Investors, thanks to its low maintenance and low body Corp.

This townhouse is a rare find in an area that is experiencing high growth rates, this is an opportunity not to be missed. Rarely can you buy this family lifestyle so close to the CBD and all amenities.

Other features include:

- \* Private and secure gated complex with beautiful established gardens
- \* Plenty of visitor car parking
- \* Extremely low vacancy rates for the investor

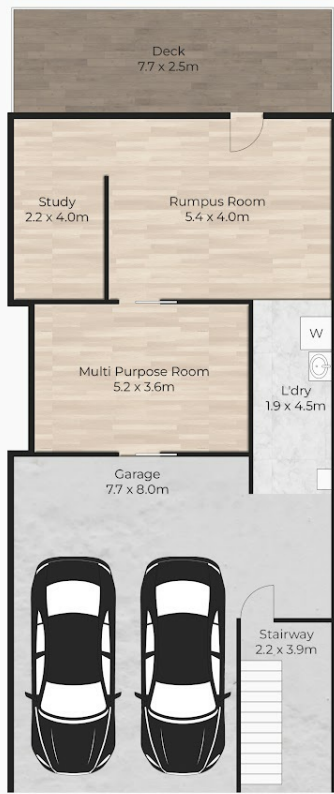
**3 BED | 2 BATH | 2 CAR**

**PRICE:  
\$780,000**

**OPEN FOR INSPECTION:  
N/A**



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Ground Floor



First Floor

U30/1 Able St, Sadlers Crossing

Internal Size: 175sqm | External: 108sqm | Total Size: 283sqm



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*This floor plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate only. No responsibility is taken for any errors, omission or mis-statement. Potential purchasers should make their own enquiries as to the accuracy of this floor plan.*

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.