



SOLD

SOLD

Are you looking for a townhouse investment to add to your Managed Superannuation Fund? Or would you like to move into a quiet complex in 12 months' time, while acquiring a negative gearing opportunity for this financial year and the next. The current Lease expires on 4th January, 2027. The tenant's creative flair will amaze one on inspection.

Situated in one of the most sought-after complexes on the northside of Brisbane by Owner Occupiers and tenants alike. Petrie on the Park has a pool for those hot summer days, a lagoon with abundant birdlife and a viewing deck where entertaining is permitted. With its leafy environment and backing onto Sweeney Park with walkways along the river bank, it provides a peaceful and relaxing place to spend your free time.

The Townhouse -3.2.1

One would think the tenant was the owner of the property. It is adorned with plants around the outdoor entertaining patio, which faces east at the rear of the property. The residence is impeccably kept with his creative décor throughout this residence a pleasure to behold.

Upstairs -

3 built-in bedrooms with fans. The master bedroom has recycled air-conditioning, walk in robe and on-suite. The third bedroom has been fitted with sockets for a computer to work from home. A bath is an added advantage in the main bathroom.

Downstairs -

While downstairs, the spacious air-conditioned lounge flows to the rear verandah through sliding glass doors, as well as the well-equipped kitchen with plenty of cupboards, electric appliances and dishwasher also taking advantage of the ambience of the rear garden. Conveniently situated beside the kitchen is the dining area. A separate laundry is complete with a dryer and a third toilet for convenience of living.

The Location:

Distance to the CBD is 24 km. Strathpine Westfield, with Event Cinema, Woolworths, is 5 minutes walk from the complex. A new Coles Complex is being constructed on Old North Road Joyner, only 5 minutes drive away. The M1 to Sunshine Coast is 9 km with 3 minutes to the Gateway south to the Airport and the

3 BED | 2 BATH | 1 CAR

PRICE:
\$775,000

OPEN FOR INSPECTION:
N/A



Kay-Laraine Denny
0405388392

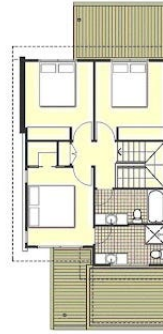
kay@atrealty.com.au
www.atrealty.com.au



petrie
Love the park

type a - townhome duplex

unit 037, 035, 033 & 027 floorplan



AREAS	GROUND	FIRST
Internal	50m ²	54m ²
Garage	20m ²	
Patio	20m ²	
TOTAL	144m ²	

Note: The above information is for marketing purposes only and is not intended to be used as a contract. All dimensions are estimates only and may not be exact measurements. All dimensions are estimates only and may not be exact measurements. All dimensions are estimates only and may not be exact measurements.



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.