



# FOR SALE

## A PERFECT ACQUISITION FOR THE SAVVY INVESTOR

Located in the popular suburb of Everton Hills, Bunya Heights is a boutique community made up of 27 stylishly designed Townhouses. Here is an opportunity for the astute Investor to acquire a modern, spacious townhouse in one of Brisbane's most sought-after family suburbs.

This property is currently Leased to excellent long-term tenants until January 2027 – so the tenancy status must be considered by the future owner.

Everton Hills is known for its leafy surroundings and access to natural reserves such as Bunyaville Conservation Park. The suburb offers a peaceful atmosphere with plenty of parks, walking tracks, and family-friendly spaces. Its proximity to major shopping hubs in Everton Park and Brookside Shopping Centre makes it a convenient yet tranquil place to live. The ongoing development of infrastructure and amenities in surrounding areas has further boosted its appeal for future capital growth making it a great choice for investors looking to attract long-term tenants .

With only one adjoining neighbour, this relatively new & thoughtfully designed Townhouse had put practicality & functionality at front of mind, offering 3 Bedrooms plus a Study (or 4th Bedroom), 2.5 Bathrooms, a Private Outdoor Area & Secure Tandem Garaging for Two Cars.

PLEASE NOTE: The internal Images were taken prior to the current tenants taking occupancy.

Only a personal viewing will allow you to fully appreciate this property's redeeming features which include:

- First-Floor Living
- Contemporary Kitchen with Stone Benchtops, Quality Appliances & Breakfast Bar
- Air conditioned Open-plan Living/Dining with Timber Look Flooring & Ceiling Fan
- Undercover Entertaining Timber Deck with steps down to small, grassed area.
- Air-Conditioned Carpeted Study or 4th Bedroom with Ceiling Fan
- Separate Powder Room

4 BED | 3 BATH | 2 CAR

### PRICE:

Contact Agent for Price Guide

### OPEN FOR INSPECTION:

N/A



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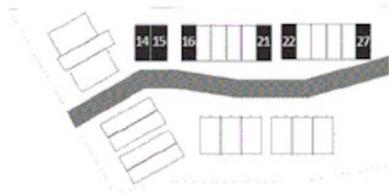
# BUNYA HEIGHTS

BUNYA ROAD EVERTON HILLS

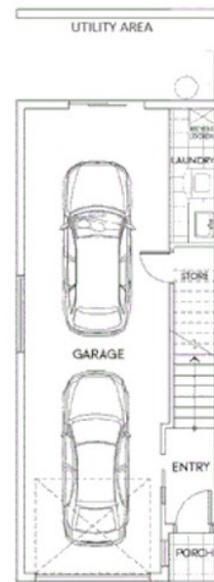
## TYPE E

TOWNHOUSE 14, 15,  
16, 21, 22, 27

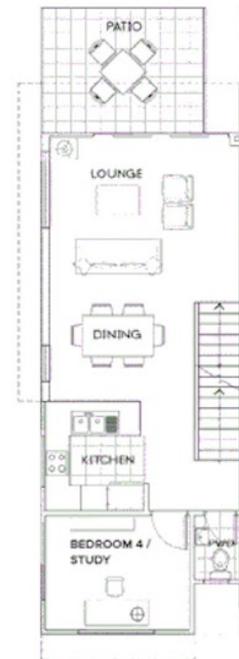
Bedrooms	4
Bathrooms	2.5
Garage	2
Living	114.18m <sup>2</sup>
Balcony	2.15m <sup>2</sup>
Patio	11.50m <sup>2</sup>
<b>TOTAL</b>	<b>183.11m<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR



SECOND 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.