

# FOR SALE

## MODERN LIVING, ULTIMATE COMFORT, AND UNBEATABLE CONVENIENCE

### Welcome Home

Expertly designed to balance contemporary luxury, comfort, and effortless living, this stunning dual-level townhouse offers an incredible opportunity to secure a premium property in a rapidly growing pocket. Nestled in a peaceful, beautifully maintained complex, this residence seamlessly blends light-filled indoor spaces with low-maintenance outdoor entertaining.

Step inside to experience high ceilings, sleek tiled flooring, and a modern aesthetic. The open-plan living and dining hub flows directly out to your own private alfresco courtyard—perfect for hosting family and friends or unwinding in your own quiet retreat.

### Property Features You'll Love:

- \* Complete Climate Control: Enjoy year-round comfort with air-conditioning installed in all three bedrooms as well as the main downstairs living arena.
- \* Enhanced Peace of Mind: Equipped with security screens fitted to the front door, internal garage entry door, and all windows throughout the home.
- \* Dedicated Study Nook: Perfect for students or those working from home, offering a quiet, dedicated space without sacrificing bedroom.
- \* Gourmet Kitchen: Features premium 20mm stone benchtops, quality stainless steel appliances, and ample smart storage space.
- \* Master Suite: A spacious master retreat complete with a private ensuite and walk-in wardrobes.
- \* Generous Bedrooms: Two additional upstairs bedrooms featuring mirrored built-in robes and ceiling fans, sharing a large central family bathroom.
- \* Parking & Practicality: Includes 1 secure lock-up garage, an additional dedicated open parking space, and a convenient third toilet downstairs for guests.
- \* Connectivity: Equipped fast NBN and excellent 5G mobile coverage.

### The Location: Connected & Convenient

- \* Positioned perfectly on Brisbane's booming southwest corridor, Ellen Grove combines suburban tranquility with unrivalled access to major lifestyle, shopping, and transit hubs.
- \* Commuter's Dream: Just a short 5-minute drive (~3.5km) to Richlands Train Station, making your ride into the city entirely stress-free.
- \* Proximity: Minutes away from the bustling hearts, shopping, and dining of Forest Lake,

3 BED | 2 BATH | 1 CAR

PRICE:  
Inviting Offers

OPEN FOR INSPECTION:  
N/A

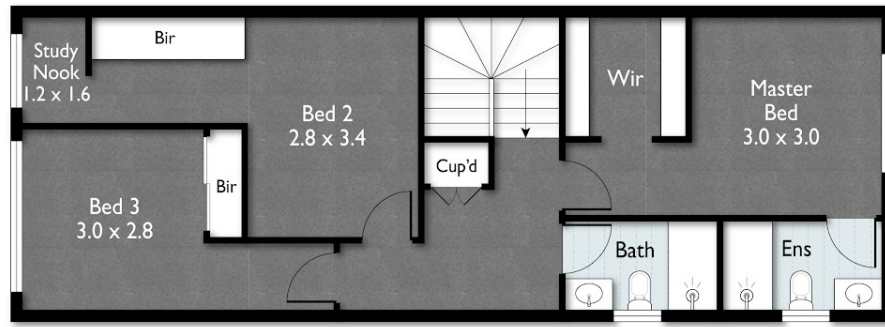


**Gurvinder Singh**

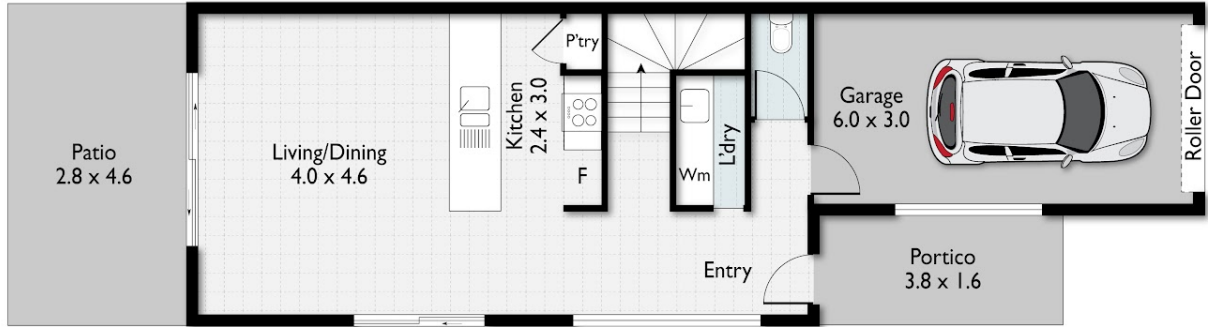
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First Floor



Ground Floor

3 2 1 140sqm

Scale in meters. Indicative only. Dimensions are approximate.  
All information contained herein is gathered from sources we believe to be reliable.  
However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**UP LIFT**  
REAL ESTATE

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.

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