



# FOR SALE

## MODERN LIVING, FAMILY CONVENIENCE

Perfectly positioned in a highly sought-after Braybrook location, this stylish three bedroom townhouse offers the ideal combination of space, comfort and convenience for first home buyers, young families and investors alike.

Designed with modern living in mind, the flexible floorplan features a ground floor bedroom or home office serviced by a full bathroom, while upstairs offers two generous bedrooms and an oversized central bathroom. The light-filled open plan living and dining area seamlessly connects to a well-appointed kitchen featuring 40mm stone benchtops, quality appliances and ample storage.

Step outside to an oversized courtyard and entertaining deck, providing the perfect space for children, pets and family gatherings. Secure undercover parking with internal access adds further everyday convenience.

Ideally located close to schools, childcare centres, shopping, public transport and parklands, including Caroline Chisholm Catholic College, this is low-maintenance living without compromise.

Features include:

- Double glazed windows throughout
- Tasmanian Oak flooring
- Toshiba split system heating and cooling
- Bosch alarm system and Ring doorbell
- Rinnai solar boosted hot water system
- 6-star energy rating

A quality home in a family-friendly location, ready to move in and enjoy.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this

3 BED | 2 BATH | 1 CAR

PRICE:

Auction - Unless Sold Prior

OPEN FOR INSPECTION:

Jul 4 at 1:00pm - 1:30pm

Jul 5 at 10:30am - 11:00am

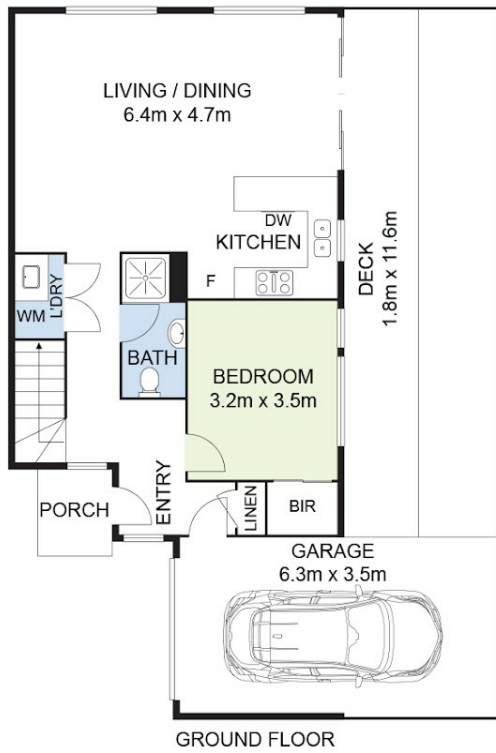


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**Total: 156.5 m<sup>2</sup>**  
 1st Floor: 63 m<sup>2</sup>, 2nd Floor: 49 m<sup>2</sup>  
 Excluded Areas: Garage: 22 m<sup>2</sup>, Porch: 2.5 m<sup>2</sup>, Deck: 20 m<sup>2</sup>



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

**3/30 Moama Street, Braybrook**

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