

Under Contract

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13/106 Groth Road BOONDALL QLD



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Boutique Townhouse Development

Move in within 60 days!

Situated in a Boutique development of just 32 townhouses, this well-presented modern property offers an ideal investment opportunity, a great first home or perhaps for the next move for the downsizer.

The Open plan living space offers a perfect environment for the entertainer, while the kitchen is complemented by quality fittings to include 20mm stone benchtops, built in 600mm oven and cook top with extractor over and dishwasher. A separate Laundry and Powder room complete the ground floor space.

To the first floor are 3 generous bedrooms, the master suite with a walk-in robe, en-suite bathroom, and access to a private balcony. A useful study nook can also be found to the first floor as well as the family bathroom.

A low maintenance rear yard completes this beautiful home, with a covered patio for alfresco dining and an area of lawn.

Features include,

- Boutique Development of 32 townhouses
- Ducted reverse cycle Air Conditioning
- Ceiling fans
- Gas cooking and hot water
- Private backyard with alfresco area
- Upstairs balcony off master bedroom
- Security Screens to all Windows
- Engineered stone benchtops
- Low Maintenance courtyard
- 150m2 approx. of accommodation
- Visitors Parking

Boondall State School, St Josephs Nudgee College & Boondall train Station are all within a reasonable walking distance of the property, as well an IGA store and public spaces.

Brisbane's CBD is within 15kms & Brisbane's Entertainment Centre a mere 2kms away.

BC fees: \$759.26 a quarter

NB: This property is currently tenanted at \$425pw with 60 days notice agreed to end tenancy.

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