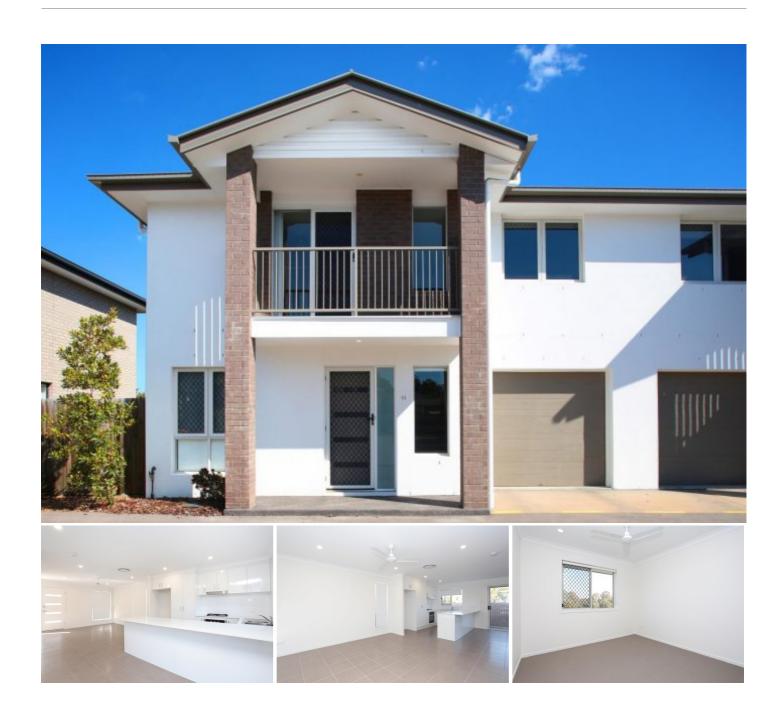
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9 13/106 Groth Road BOONDALL QLD



Boutique Townhouse Development

Move in within 60 days!

Situated in a Boutique development of just 32 townhouses, this wellpresented 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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