

Offers Over \$799,000 Considered

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4/35 Sammells Drive CHERMSIDE QLD



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3 Bed Townhouse in Prime Location

Welcome to 4/35 Sammells Drive, Chermside. A delightful townhouse within a complex of just 5 properties spread over a 772m block and built in approx. 2008.

This well designed townhouse offers the perfect blend of modern living and urban convenience, making it an ideal choice for families, professionals, or investors alike.

Offering a well-designed layout that maximises space and functionality, step inside to discover an airy living space, featuring an open-plan design that seamlessly integrates the living, dining, and kitchen areas. The modern kitchen is equipped with built in appliances and ample storage, perfect for culinary enthusiasts. The stylish dining room is ideal for entertaining guests, while the cosy living room invites relaxation and comfort.

To the first floor are 3 spacious bedrooms, each designed with comfort and style in mind. The master bedroom features ample natural light, walk in robe and an ensuite, providing a serene retreat at the end of the day plus a family bathroom. Completing the picture to the ground floor is a single garage with laundry and an enclosed and private rear courtyard.

The location is superb, being walking distance to the Prince Charles & Holy Spirit Hospitals, you will never need to consider parking issues again! Westfield Shopping Centre is an approx. 1km walk away, catering for all your needs plus an array of additional local amenities within reasonable distance.

Do not delay, call Simon Rodd today on 0452 246 965 to discuss your next purchase!

BC fees - \$4,264 pa

Rates - \$508.69 (as investment)

Rental appraisal - \$670 - \$720pw

This property is currently on a fixed term tenancy until 5th Sept 2025.

Disclaimer:

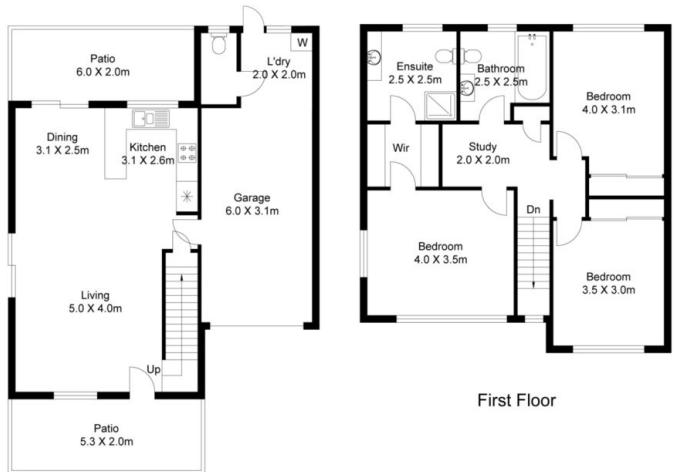
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Ground Floor

First Floor



Unit 4, 35 Sammells Dr, Chermside QLD 4032

APPROX. GROSS INTERNAL FLOOR AREA 1402.53 SQ FT / 130.3 SQM

This floor plan is not to scale. Dimensions are approximate & therefore should only be used for illustrative purposes