

Sold

17, 38-48 Brays Road, Murrumba Downs



## Perfect To Live In, Perfect To Let

Positioned within walking distance to the Murrumba Downs Train Station, Westfield North Lakes, schools, restaurants, cafes, bus stops and parklands this one is work seeing. Located at the edge of a well managed complex this one is perfect for the owner occupier or investor. The townhouse is spacious both upstairs and down, is very modern, and has a private courtyard and best of all no neighbour on one side – instead it over looks a nature reserve.

The property features:

Downstairs

- Open plan living, dining and kitchen. This space has high ceilings, is light and airy, fully tiled and is air conditioned.
- Large modern kitchen with heaps of storage, ample bench space, electric wall oven, gas cook top, rangehood, breakfast bar and a dishwasher.

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157m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1096
<b>Land Area</b>	157 m <sup>2</sup>
<b>Floor Area</b>	124 m <sup>2</sup>

### Agent Details

Rachele Jones - 0432 834 733

### Office Details

Clontarf  
48 Hornibrook Esplanade  
Clontarf QLD 4019 Australia  
07 3283 6737

- Powder room with toilet
- Laundry
- 1 car lock up garage with remote control door and internal access into the home
- Storage under the stairs

#### Upstairs

- Internal staircase
- 2 queen sized bedroom with built in robes and ceiling fans
- Large master bedroom with ceiling fan, en-suite with shower and toilet, walk in robe and private north facing balcony
- Main bathroom with a shower, bathtub and vanity. The toilet is separate

#### Extras

- Private courtyard with entertainment area
- Turf at the back for the kids to play
- Water tank
- Security screens on windows and doors
- Neat and tidy complex with onsite manager
- Shared inground swimming pool and entertainment pavilion in the complex

The property is currently rented through the NRAS program (a government subsidised rental program) which a new owner can choose to continue or stop. The location is super convenient and the property low maintenance.

If you are looking for a modern and tidy property with a solid rental return this is the one you have been waiting for.

My vendor is motivated to sell. Instructions are clear to present all serious offers.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*