

Under Contract



**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.
- 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

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<b>Price</b>	Offers Over \$279,000
<b>Property Type</b>	residential
<b>Property ID</b>	1096
<b>Land Area</b>	157 m2
<b>Floor Area</b>	124 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
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