

2/18 Pretoria St, Zillmere, QLD 4034

Sold - 20/12/2021

Townhouse 2 2 2 1



## Modern North Facing Townhome with Direct Street Frontage - U

Perfectly positioned with direct street frontage and a north facing aspect, this well-presented townhome will appeal to a buyer wanting something bigger, better and a whole lot different than the average. The townhome has ultra-cheap body corporate fees of only \$1,914 per annum.

**Open for Inspection**

By Appointment.

The townhome provides a two-level floorplan which includes an open plan living/dining area with high ceilings, modern kitchen with quality appliances, 2 sizeable bedrooms, study nook with built-in desk, 2 well-appointed bathrooms and a sunny front courtyard that provides the perfect outdoor escape. The high ceilings and northern aspect ensure the property is filled with natural light.

Investors will appreciate the fact the home is rented to excellent long-term tenants who treat the home like their own (current rent \$350 per week).

The location is within 13km of the Brisbane CBD, 10 minutes from Westfield Chermshire Shopping Centre and provides easy access to the Brisbane Airport. Zillmere train station and reliable bus transport are also within short walking distance. Being a family friendly location, there are a variety of excellent public and private schools within a walking distance of the home.

Features include -

- A desirable position within a small, well-maintained complex of 12 townhomes. The townhome has direct street frontage and is north facing.
- A low maintenance front courtyard is the perfect place to enjoy a morning coffee and will be popular with avid gardeners and those with pets.
- A spacious open plan living/dining area adjoins the kitchen and opens out to the front courtyard.
- The well-appointed kitchen has plenty of bench space and storage and features quality appliances including an electric cook top, wall oven and a dishwasher. The kitchen interacts perfectly with the living/dining.
- 2 sizeable bedrooms upstairs. The master bedroom has a private balcony, ensuite and walk-in robe.
- 2 well appointed bathrooms
- Laundry and additional toilet downstairs
- A remote single lock-up garage
- Lots of extras - air-conditioning, ceiling fans, security screens, blinds and NBN available
- Wonderful investment opportunity offering excellent returns of \$350 per week with a long term tenant in place.
- On a quiet inside street, within walking distance of rail and bus transport and just a short drive to Westfield Chermshire.

### Listed By

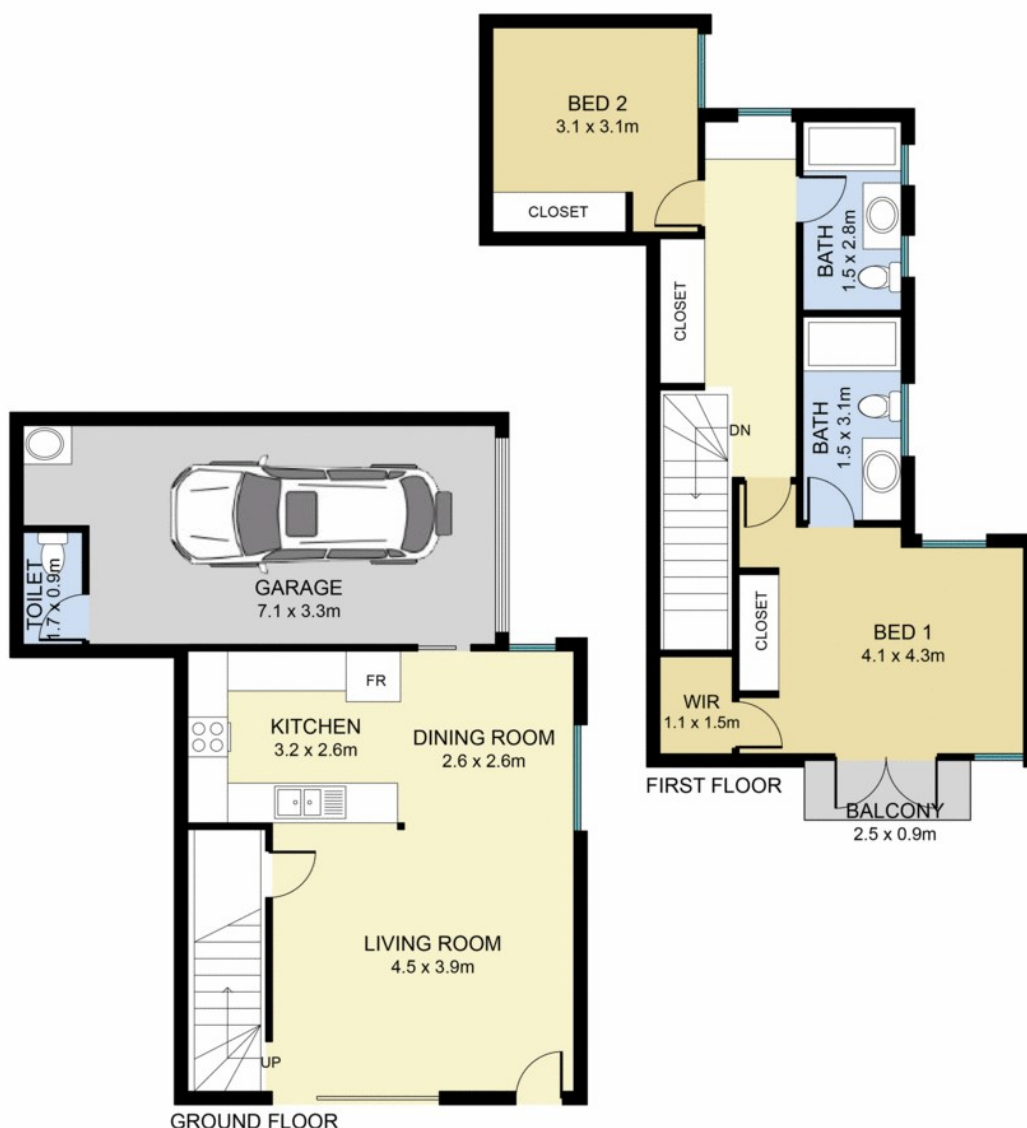
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## Floorplan



Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

**LJ Hooker**