# 3/62-64 Abelia St, Alexandra Hills, QLD 4161

**$689,000+**

Townhouse    2 ▭    1 🛏









## AFFORDABLE MODERN TOWNHOME WITH 2 SEPARATE COURTYARDS

RARELY AVAILABLE AND FAST DISAPPEARING IN THIS PRICE RANGE - THIS MODERN TOWNHOUSE IS IDEAL FOR FIRST HOME BUYERS, INVESTORS AND DOWNSIZERS !!

* Small boutique complex of 8 townhouses
* Private front courtyard & large rear courtyard with street access for guests
* Open plan lounge & dining - air conditioned
* Stylish renovated kitchen - impressive and practical
* Laundry plus separate powder room on ground level
* 2 Bedrooms (huge master with room for study nook)
* Renovated main bathroom
* Low maintenance and low body corp fees
* Single carport with lockable storage

CONVENIENTLY LOCATED WITH EASY ACCESS TO SHOPS, TRANSPORT AND LOCAL SCHOOLS/TAFE - THIS OUTSTANDING VALUE FOR MONEY OPPORTUNITY WON'T LAST!!

Additional Property Information:
- Tenanted $550pw till 2/3/26
- Built 1990
- Rates approx. $970 per qtr incl. water
- Body Corp fees $42.33 per week
- Internal Photos taken Feb 2023

### Open for Inspection

By Appointment.

**Listed By**
Nyree Ewings