

**Unit 2/66 Gipps St, Drayton, QLD 4350**

**Leased - \$480**

Unit 3  2  3 



## Comfort & Convenience in a Prime Location

Discover this modern duplex ideally located close to the University, Kmart Shopping Centre, Drayton Shopping Centre, and scenic parklands. Perfect for students, professionals, or retirees, this property offers a comfortable and convenient lifestyle.

The downstairs area features a spacious open-plan living and kitchen space that seamlessly connects to a generous alfresco entertaining area, ideal for small gatherings and relaxation.

The contemporary kitchen is equipped with ample storage, a pantry, and high-quality appliances including a dishwasher, wall oven, and electric cooktop.

Upstairs, you'll find three bedrooms with built-in wardrobes and two stylish bathrooms with quality finishes. The sizable yard is fully fenced & secure featuring double gate access. Additionally, the property features a carport and a single lock-up garage for secure parking and storage.

### Features:

- Prime location near university, shopping centres, and parklands
- Modern open-plan living and kitchen area
- Well-equipped kitchen with ample storage, pantry, dishwasher, wall oven, and electric cooktop
- Three bedrooms with built-in wardrobes
- Two bathrooms with quality fixtures and finishes
- Large fully fenced yard with double gate access
- Covered pergola for outdoor entertaining
- Carport providing sheltered parking
- Single lock-up garage for secure parking and storage

Please Note: The property is water compliant - all water usage will be payable by the tenant.

Please complete the online application via the Hot Property website.

To arrange an inspection or learn more, contact Brianna on 0436 614 149

### Listed By

Jacob Carlile  
Phone: (07) 4637 8633

### Open for Inspection

By Appointment.

