




3/72 Learoyd Rd, Algester, QLD 4115

Sold - 8/06/2021

Townhouse 3  2  1 



## SOLD BY KEVIN AHN

Priced for immediate sale! Our investor owner is cashing up and wants this tidy three-bedroom townhouse sold. This is your opportunity to acquire a solid and easy to maintain first home or sweet rental that comes with a long-term tenant in place giving you an instant income stream. The tenant has occupied the home since it was built 11 years ago, and is paying a handsome \$375 per week until April 2022.

### Open for Inspection

By Appointment.

This affordable townhome is situated in a convenient pocket of Algester that is seeing consistent growth along with low vacancy rates as tenant demand for quality homes soars. The two-storey property consists of:

- Solid brick exterior with attractive frontage and driveway entry to the garage.
- Tiled interior ground floor with neutral paintwork in excellent condition throughout.
- Spacious layout with plenty of storage, natural light and air-flow.
- Comfortable lounge room at back of the home is peaceful for relaxing or entertaining.
- Open-plan dining area with large sliding doors connecting to the courtyard garden.
- Quality fitted kitchen featuring breakfast bar seating, ample cabinetry with stainless steel dishwasher and cooking appliances.
- Private, fully retained and fenced outdoor covered patio garden for alfresco BBQ's, summertime gatherings and enjoying gardening.
- Handy downstairs laundry and additional toilet.

Carpeted upper level offers a second lounge with study area that's ideal for media viewing and homework area for kids. There are three good-size bedrooms with built-in robes and each has a ceiling fan. The master includes air-conditioning and features a walk-thru robe into the sparkling ensuite. A modern central bathroom provides for a family with tiled shower over bathtub, large vanity and WC.

The neatly maintained estate has an on-site manager and boasts low body corporate fees of \$2500 per annum. It is pet friendly on application and is handy to local amenities include a quick walk to bus stops for city and surrounding destinations. Motorway entry points are also nearby along with large-scale shopping centres, local hardware and commercial stores.

Interior features include:

- Single garage with remote control door
- Internal laundry with outside access
- Split system air conditioning

### Listed By

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