

**8/9-15 Claudia St, Burpengary, QLD 4505**

**Sold - \$368,000**

Townhouse 3  2  1 



## Under Contract by Kathy Sweeney - Principal of RE/MAX Living

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'Golden Wattle Grove' offers convenient & contemporary town house living.

This bright, low-maintenance townhouse is in a convenient location, perfect for investors or young families wanting to establish themselves close to schools, public transport, shops, medical and sporting facilities. Located just a short 3km to Burpengary Shopping Centre & Plaza and everything surrounding including Aldi, McDonalds, Woolworths, Kmart, cafes etc. All you need in one location.

You'll appreciate the clean, neutral space with a separate toilet upstairs as well as an additional powder room downstairs for guests.

Outside, relax under the patio entertaining area. If you're looking for something low maintenance with incredible location and a spacious floor plan, then this is the townhouse for you!

The quiet townhouse complex is near a walking track that meanders down to Symphony Crescent Park, with wonderful sheltered play and recreational areas.

This townhouse is currently tenanted, so investors will be glad to snap up an established tenancy, and if you're wanting to move in you'll be earning rental income while you pack and prepare!

### Included Features:

- Currently tenanted until 15th April @ \$350 per week
- Built in 2010
- 3 bedrooms, including a spacious master bedroom with en-suite
- All bedrooms including built in wardrobes and ceiling fans
- Open plan living and dining area
- Great size kitchen that features plenty of storage & bench space, a dishwasher, electric hot plates, and oven.
- Air-conditioning
- 2 bathrooms and 3 toilets (one downstairs)
- Single lock up garage

### Listed By

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**Open for Inspection**

By Appointment.

