

**9/16 Troughton Rd, Sunnybank, QLD 4109****Sold - \$493,000**Unit 2  2  1 

## Modern convenient lifestyle home for Investors or First Home

Welcome to 9/16 Troughton Road, a 2 bed spacious and modern unit offering a comfortable and convenient lifestyle with its great location and local amenities. This home is perfect for the first home buyer, or an investor looking to make a potential rental yield of over 6%.

- Spacious open plan dining/living area opening out to a large outdoor balcony
- Modern kitchen with induction cooktop, stone benchtops, dishwasher
- 2 Bedrooms - each with built-in robes and ceiling fans
- Integrated laundry
- Ground-floor secure parking and bike storage
- Elevator access
- Communal rooftop recreation area including BBQ

Located close to:

- Public transport with a local bus stop within 220m, train within 300m.
- Shopping - Sunnybank Plaza / Market Square is just 2km away, 5km to Westfield Mt Gravatt
- QEII Jubilee Hospital 2km
- 2km to Griffith University Nathan Campus; 8km to Griffith University Mount Gravatt Campus

Local schools

Prep to Year 6 Sunnybank State School - less than 1km, a 10 minute walk  
 Year 7 to Year 12 Sunnybank State High - 1.5km, walk there within 20 minutes.  
 Across the road from St Thomas Moore College  
 Brisbane Christian College Primary Campus 3km

Body Corp: ~\$3,700 per year

Council Rates: ~\$1,866 per year

Urban Utilities: ~\$1,200 per year

### Listed By

George Koukides

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Mobile: 07 3840 5900

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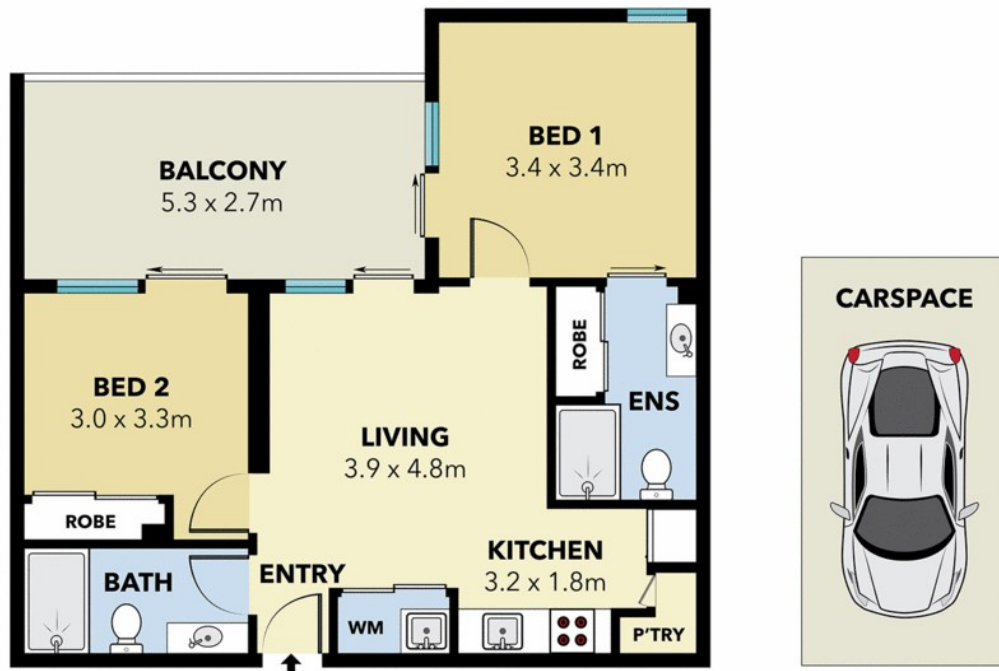
Mobile: 07 3840 5900



**Open for Inspection**

By Appointment.

## Floorplan



INTERNAL | 54m<sup>2</sup>  
EXTERNAL | 15m<sup>2</sup>  
TOTAL | 69m<sup>2</sup>

9/16 TROUGHTON ROAD, SUNNYBANK



Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee it's accuracy. Interested persons should make and rely on their own enquiries.

