



**30, 439 Elizabeth Avenue, Kippa-ring**



## Spacious Townhouse- Walk to Everything

Located conveniently within walking distance to major shops, schools, medical facilities and the Kippa-Ring Train Station this one is a must see for smart investors and savvy owner occupiers. The townhouse is currently owner occupied and well cared for. The living area is spacious, and the kitchen, bathrooms and layout is modern and well planned out. There is a private courtyard belonging to the unit and the complex features active onsite manager and 2 swimming pools.

The property represents great value for an owner occupier, but investors will also enjoy the returns – expect at least \$460 per week and a very low vacancy rate.

The property features:

Upstairs-

- Carpeted timber stairs link the two levels
- Three queen sized bedrooms – all with ceiling fans and built-in robes. Two of the bedrooms have walk in robes and the master bedroom also features an ensuite with a shower and a toilet.
- Family bathroom with a shower, vanity basin and a bathtub. The toilet is separate.
- Linen cupboard for storage

Downstairs:

- Large open plan lounge, dining, and kitchen. This space is fully tiled, air conditioned and flows the private rear courtyard

 3
  2
  1
  130 m<sup>2</sup>

<b>Price</b>	SOLD for \$365,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1891
<b>Land Area</b>	130 m <sup>2</sup>

### Agent Details

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### Office Details

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- The kitchen features ample storage and good bench space. There is a breakfast bar, dishwasher, wall oven, stainless steel rangehood and a ceramic cooktop

- Internal laundry with direct access out to the clothesline

- Powder room with toilet

- Storage under the stairs

- Private rear courtyard

- Front entry porch

- One car lock up garage with remote control door and internal access inside the home

Extras:

- Security screens on the windows and doors downstairs

- Electric hot water system

If you are looking for a modern and tidy property on a reasonable budget that you can live in or rent out this, is it. If you have no car, it is no problem – Peninsula fair and Kippa-Ring Village Shopping centers are within walking distance as are medical facilities, bus and train transport and private and public schools. To travel to the waterfront, Redcliffe Hospital and even Westfield North Lakes in less than 10 minutes in the car.

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