

## Holland Park, 4/8 Eric Road

### RARE 3 BEDROOM, 2 CAR TOWNHOUSE

This spacious townhouse has a practical floorplan that is spread over 3 levels with modern features throughout. Flawlessly presented with an open plan living/entertaining area and a modern kitchen, this property is perfectly positioned to take advantage of everything living in Holland Park has to offer. This townhouse is a must to inspect.

On the 2nd level you will find the living area which is tiled and open plan and opens onto the private outside entertaining area. The kitchen is well appointed with electric hotplates, oven, dishwasher and a large pantry. The 1st level features an automatic double lock up garage with internal access. This level also houses the laundry and a powder room.

Upstairs has laminated floorboards and 3 generous bedrooms The main features



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**For Lease**

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an en-suite, air-conditioning and a large built-in robe. The other 2 bedrooms have built-in robes are serviced by the main bathroom which has shower/bath combination.

The property is also fitted with solar panels, which will help save on your electricity bill!

Located just 6km from the Brisbane CBD in ever popular Holland Park. This townhouse sits amongst popular shops and restaurants in one of the best serviced areas in South East Queensland for both public and private transport. Major bus terminals and M1/Pacific motorway on ramps practically at your door stop offers a quick commute in and out of the city. Weekend access to the Gold Coast, Sunshine Coast and Brisbane Airport all within a direct line.

Features of 4/8 Eric Road at a glance:

- 3 decent sized bedrooms with built-in robes
- Main bedroom with en-suite and air-conditioning
- Open plan living opening out to the outdoor entertaining area
- Modern kitchen with a large island bar, plenty of cupboard space and dishwasher
- Fully fenced courtyard with entertaining area and outdoor kitchen
- Downstairs powder room and internal laundry
- Internal access from double lock-up garage
- Solar panels
- Within the Cavendish Road State High School Catchment
- Only 6km from CBD

BOOK AN INSPECTION ONLINE - ITS EASY!

Click on the \*Book Inspection\* or \*Request an Inspection\* Button under the open for inspections times.

\*\*\* By registering for an inspection, you will be INSTANTLY informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection time - then that inspection may not proceed. If there are no times set for this property yet, STILL REGISTER and as soon as times are set, you will be advised of the day and time \*\*\*\*

TO APPLY for this rental property please go direct to our website (below) or contact our office on 07 3848 7369.

<https://annerleyyeronga.ljhooker.com.au/search/property-for-rent/page-1>

Disclaimer: Whilst every care is taken in the preparation of the information contained herein, we will not be held liable for any errors in typing or information. All information is considered correct at the time of writing and any interested parties should satisfy themselves in this respect.



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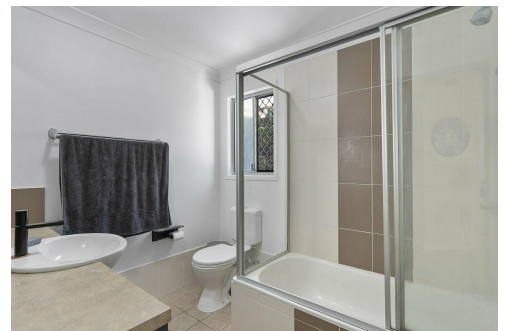
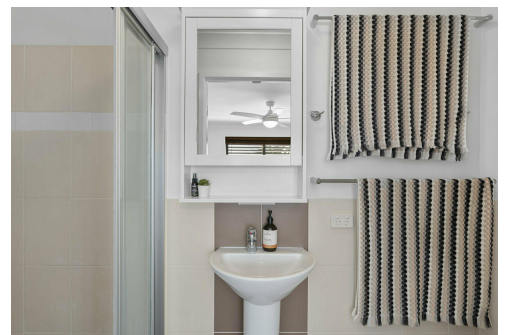
## More About this Property

Property ID	1B6QH31
Property Type	Townhouse
Including	Ensuite Air Conditioning Courtyard Balcony Dishwasher Built-in-Robes Remote Garage

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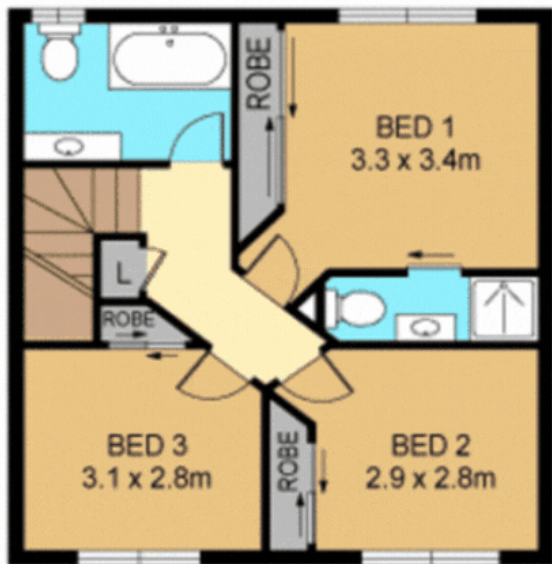
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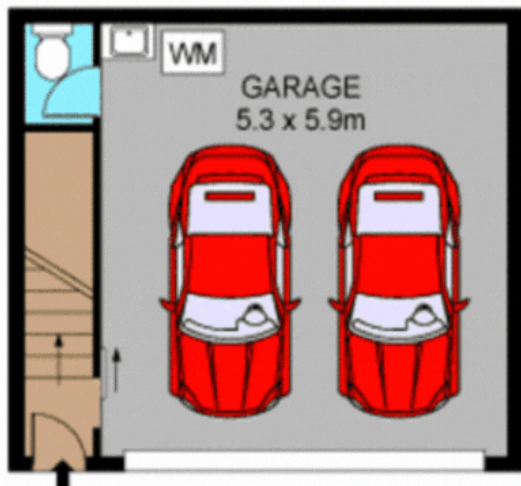


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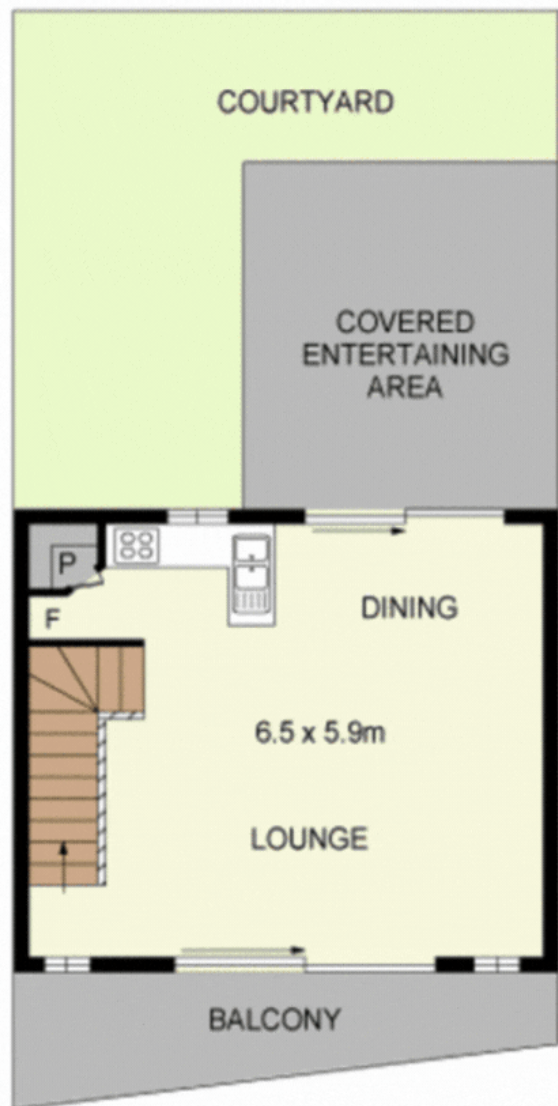
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Scale in metres Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 80m<sup>2</sup>  
EXT : 59m<sup>2</sup>  
GARAGE : 38m<sup>2</sup>

