



3/62-64 Abelia Street, Alexandra Hills

Sold By Nyree Ewings

AFFORDABLE MODERN TOWNHOME WITH 2 SEPARATE COURTYARDS

RARELY AVAILABLE AND FAST DISAPPEARING IN THIS PRICE RANGE - THIS MODERN TOWNHOUSE IS IDEAL FOR FIRST HOME BUYERS, INVESTORS AND DOWNSIZERS !!




- Small boutique complex of 8 townhouses
- Private front courtyard & large rear courtyard with street access for guests
- Open plan lounge & dining - air conditioned
- Stylish renovated kitchen - impressive and practical
- Laundry plus separate powder room on ground level
- 2 Bedrooms (huge master with room for study nook)
- Renovated main bathroom
- Low maintenance and low body corp fees
- Single carport with lockable storage

CONVENIENTLY LOCATED WITH EASY ACCESS TO SHOPS, TRANSPORT AND LOCAL SCHOOLS/TAFE - THIS OUTSTANDING VALUE FOR MONEY OPPORTUNITY WON'T LAST!!

Additional Property Information:

- Tenanted \$550pw till 2/3/26

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
\$689,000+

AGENTS

Nyree Ewings
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Alex Mitchell
0418 540 179
amitchell.cleveland@ljh.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

 **LJ Hooker**

- Built 1990
- Rates approx. \$970 per qtr incl. water
- Body Corp fees \$42.33 per week
- Internal Photos taken Feb 2023

MORE DETAILS

Property ID	BTV5F2S
Property Type	Townhouse
House Size	78 m2
Land Area	107 m2
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Fully Fenced

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings
Pty Ltd | newings@ljhpc.com.au

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre (07) 3286 2500

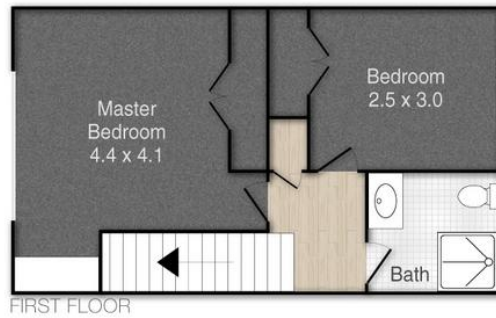
152-164 Shore St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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Approx Covered Area: 78m²

Nyree Ewings
LJ Hooker Property Centre



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.



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