



4/37 Newhaven Street, Alexandra Hills

## LOW-MAINTENANCE TOWNHOUSE LIVING WITH LOW BODY CORP FEES

POSITIONED IN A WELL-MAINTAINED COMPLEX THIS TOWNHOME OFFERS PRACTICAL LIVING IN A CONVENIENT LOCATION - IDEAL FOR FIRST HOME BUYERS, INVESTORS OR DOWNSIZERS WANTING A LOW MAINTENANCE LIFESTYLE WITHOUT COMPROMISING ON SPACE

- 3 Good size bedrooms, master bedroom featuring ensuite
- Light-filled open-plan living and dining area
- Functional kitchen with quality appliances and ample storage
- Seamless flow to private courtyard
- Single lock-up garage with internal access
- Private outdoor courtyard ideal for entertaining
- Inground complex pool

Located just minutes from schools, shopping centres, parks and public transport, with easy access to major roads for commuting.

THIS TOWNHOME REPRESENTS OUTSTANDING VALUE FOR MONEY IN TODAY'S FAST PACED MARKET!

3 2 1

### FOR SALE

\$840,000+

### VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

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

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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.



#### Additional Property Information

- Body Corp fees approx. \$62pw incl insurance
- Rates approx. \$1,200 per qtr incl water
- Built 1992
- Currently rented \$630pw, lease expiring 11/06/26
- Rental estimate \$640 - \$660 per week

#### MORE DETAILS

Property ID	BU0EF2S
Property Type	Townhouse
Land Area	154.48 m2
Including	Air Conditioning
	Courtyard
	Dishwasher

#### Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

#### Alex Mitchell 0418 540 179

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*Nyree Ewings*



4/37 Newhaven Street  
ALEXANDRA HILLS

3 Bed | 2 Bath | 1 Car  
HOUSE AREA: 106m<sup>2</sup>



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.