

6/702 Trouts Road, Aspley

Modern 4 Bed Townhome - 2 Car & North Facing




Perfectly positioned in the sought-after "Vogue" complex, this modern townhome combines contemporary design with impressive space.

The thoughtfully designed floorplan features an open plan living and dining area, a sleek white Caesarstone kitchen with modern appliances, 4 generously sized bedrooms (all air-conditioned), 2 stylish bathrooms, and a convenient downstairs powder room. The living area flows effortlessly to a covered alfresco space, creating the ideal setting for relaxed outdoor entertaining. Buyers with 2 vehicles will appreciate the single lock-up garage and partially covered exclusive use car space in front.

This low-maintenance home boasts air conditioning, a neutral palette, timber look plank flooring downstairs, quality carpet upstairs, security screens and blinds throughout.

The property is currently rented until January 2026 to tenants paying \$730 per week. They've indicated they would love to stay should an investor purchase the property.

Set in a quiet pocket of Aspley, just 12km from the Brisbane CBD,

4  2  2 

FOR SALE
For Sale Now

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

you'll enjoy easy access to Aspley's retail precinct (5 minutes), and Westfield Chermside (12 minutes). Families will appreciate the range of top public and private schools nearby, along with excellent public transport options within walking distance.

Special Features You'll Love:

- " Prime Position in a Quality Complex —Located within a contemporary, low-maintenance complex.
- " Spacious Open-Plan Living —Generous living and dining areas seamlessly connect with the kitchen, and flow effortlessly to the covered alfresco and backyard - ideal for entertaining or relaxing.
- " Modern Caesarstone Kitchen —Bright and functional with sleek white Caesarstone benchtops, a large breakfast bar, quality cabinetry, an electric cooktop, oven, and dishwasher.
- " Covered Alfresco Area —A perfect space for outdoor dining, easily accommodating a full-size outdoor setting.
- " Low Maintenance Courtyard —An appealing garden space that could easily be converted to lawn if desired.
- " Convenient Ground-Level Amenities —Includes an internal laundry and a handy powder room for guests.
- " Four Spacious Bedrooms —All bedrooms feature built-in robes; the master boasts a walk-in robe and ensuite for added comfort. All 4 bedrooms are air-conditioned
- " Stylish Family Bathroom —Well-appointed with a Caesarstone vanity, shower and toilet.
- " Exclusive Parking —Single remote lock-up garage with convenient internal access, plus a partially covered exclusive use car park in front.

Astute buyers seeking something so much better than the average will appreciate the amazing value on offer. To arrange your viewing, please contact DANIEL WATERS.

QUICK FACTS:

Year Built: 2017

Aspect: North facing

Occupancy Status: Rented for \$730 per week until 30 January 2026

Market Rental Return: Approximately \$725-\$775 per week

Body Corporate Fees: \$1,351.25/Qtr (approx.)

Sinking Fund Balance: \$50,761.26 (approx)

Council Rates: \$548.80/Qtr (approx.)

School Catchments: Aspley State School and Aspley State High School

MORE DETAILS

Property ID	3B4GF1R
Property Type	Townhouse
Including	Air Conditioning Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage Liveability

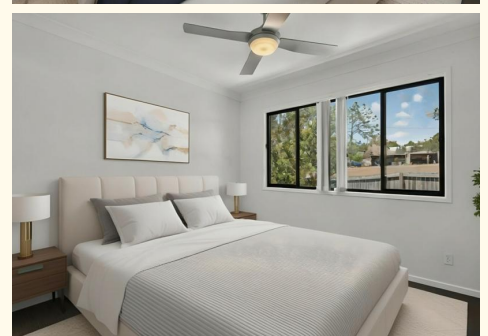
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Business Owner, Sales Consultant and Registered Valuer |
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Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only