



Bracken Ridge, 8/17 Denham Street

Immaculate Villa in Small Complex - Low Body Corp. Fees

Perfectly positioned within a small complex (with low body corporate fees), this well-presented villa will appeal to a buyer wanting something bigger, better and a whole lot different than the average.

It offers a lowset floorplan, which includes an open plan living/dining area, a neat and tidy kitchen, 3 sizeable bedrooms, 2 bathrooms, a paved courtyard area ideal for outdoor dining and a low maintenance lawn and garden. The home is vacant and ready to move into or rent out immediately.

The location is within 16km of the Brisbane CBD, 12 minutes from Westfield Chermiside Shopping Centre, 2 minutes from Bracken Ridge Plaza (Coles and variety stores) and provides easy access to Sandgate and the Brisbane Airport. Deagon train station and reliable bus transport are also within a convenient distance. Being a family friendly location, there are a variety of excellent public and private schools within close proximity of



For Sale
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Contact
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the home.

Low maintenance and low fuss in nature, this would make a fantastic home or investment. Act quickly to avoid disappointment.

Special Features include -

- * Lowset brick and tile construction; positioned within a small, well maintained complex with low body corporate fees.
- * Spacious open plan lounge/dining area
- * A tidy kitchen with electric cook top, oven, dishwasher and an abundance of bench space and storage
- * A paved courtyard, ideal for outdoor dining and relaxation.
- * 3 sizeable bedrooms; Master includes an ensuite
- * The main bathroom presents well and includes a separate bath and shower
- * Internal laundry
- * Single lock-up garage with internal access, plus plenty of visitor parking available
- * Air-conditioning, security screens, blinds, NBN and a garden shed
- * A low maintenance lawn and garden perfect for a small pet or those into gardening

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:

Land Size: Approx. 226m²

Year Built: Circa 1999

Market Rent: \$600.00 - \$650.00 per week

Body Corporate Fees: \$755 per quarter approx.

Council Rates: \$508.65 per quarter approx.

Unit in Complex: 20

School Catchments: Bracken Ridge State School, Sandgate District State High School

More About this Property

Property ID	3ADGF1R
Property Type	Villa
Land Area	226 m ²
Including	Ensuite Dishwasher

Daniel Waters 0412 847 849

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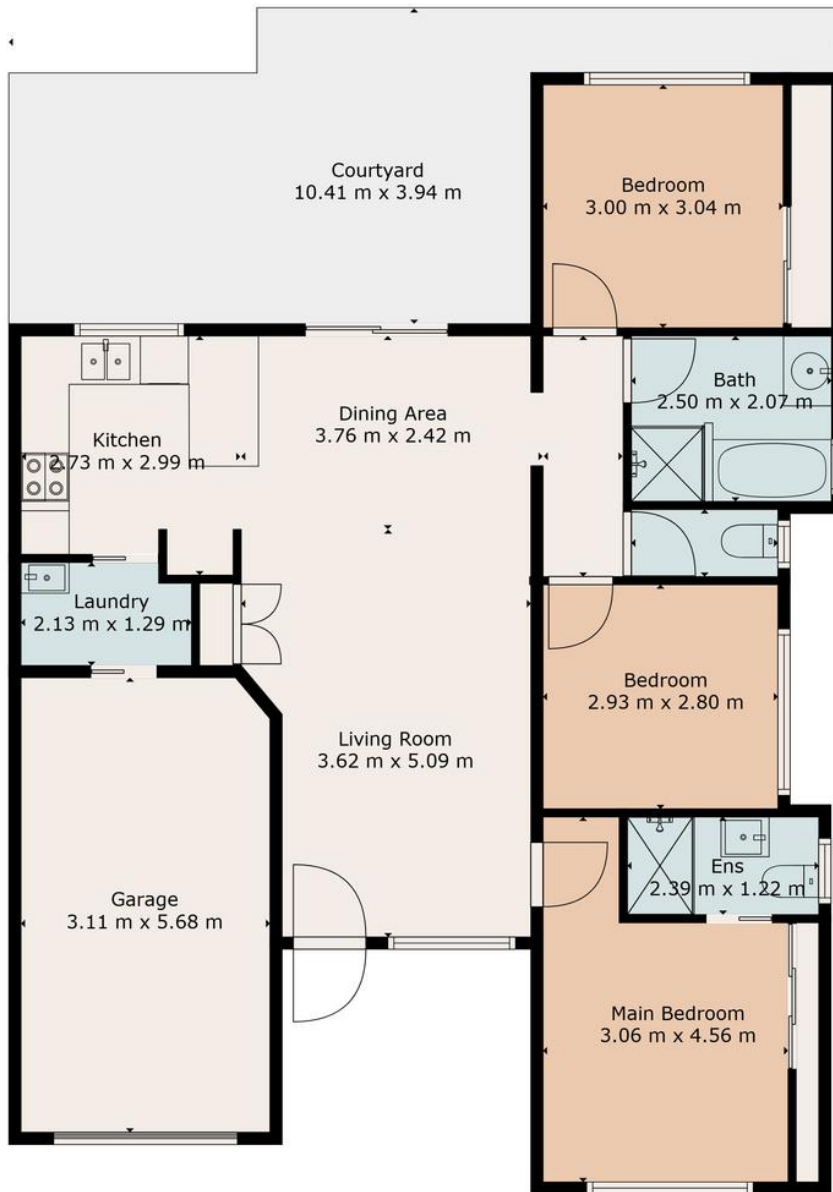
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Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only