



Brendale, 3 Makarucha Court

Well Presented North Facing Villa with Double Carport!
The Perfect Home or Investment...

A brilliant villa nestled within a whisper quiet and oh so convenient position off Nicol Way, you will immediately love what this property offers. Exceptionally convenient to public transport and Strathpine Shopping Centre, this lowset villa offers privacy, comfort, security, spaciousness and superb value!

The villa has had a long-term owner occupier who has lovingly maintained and upgraded the home over time. The floorplan includes a converted garage that provides an extra rumpus or bedroom option for buyers seeking an abundance of space. This well-presented villa will be incredibly popular so act fast to arrange your inspection.....

Special Features Include —

* A brick and tile lowset villa that has been exceptionally well maintained and upgraded by the long-term owner occupiers



Disclaimer: 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.

SOLD

2

1

2

For Sale
For Sale Now

View
[ljhooker.com.au/39E0F1R](https://www.ljhooker.com.au/39E0F1R)

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- * Ready to move into or rent out immediately
- * Offering an ideal north/south aspect with plenty of separation between neighbours
- * 2 generous bedrooms with built in wardrobes
- * Spacious open plan lounge and dining area with air-conditioning and built-in cabinetry
- * A refurbished kitchen with quality appliances, including an electric cook top, oven and dishwasher
- * The kitchen extends out seamlessly to a covered pergola and fully fenced courtyard. The courtyard is low maintenance in nature, but perfect for children, pets or avid gardeners.
- * An upgraded bathroom with shower over bath, vanity and separate toilet
- * The garage has been converted into a multi-purpose space that could easily be utilized as an extra rumpus room, bedroom or work from home space
- * A garden shed and secure store room
- * A double carport, plus plenty of visitor parks within the complex

A wonderful opportunity for those who seek an easy care investment or lovely, affordable home opportunity! You won't be disappointed by the position, presentation or price here — we welcome your enquiry and encourage your prompt inspection!

Quick Facts:

Built: Circa 1991

Aspect: North Facing

Market Rent Assessment: \$480 - \$500 per week

Body Corporate: \$409.23/Qtr

Council Rates: \$483.45/Qtr

More About this Property

Property ID	39E0F1R
Property Type	Villa
Land Area	171 m2
Including	Toilets (1) Dishwasher Outdoor Entertaining

Daniel Waters 0412 847 849

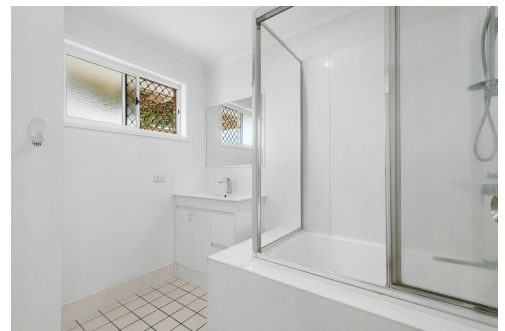
Business Owner, Sales Consultant and Registered Valuer |
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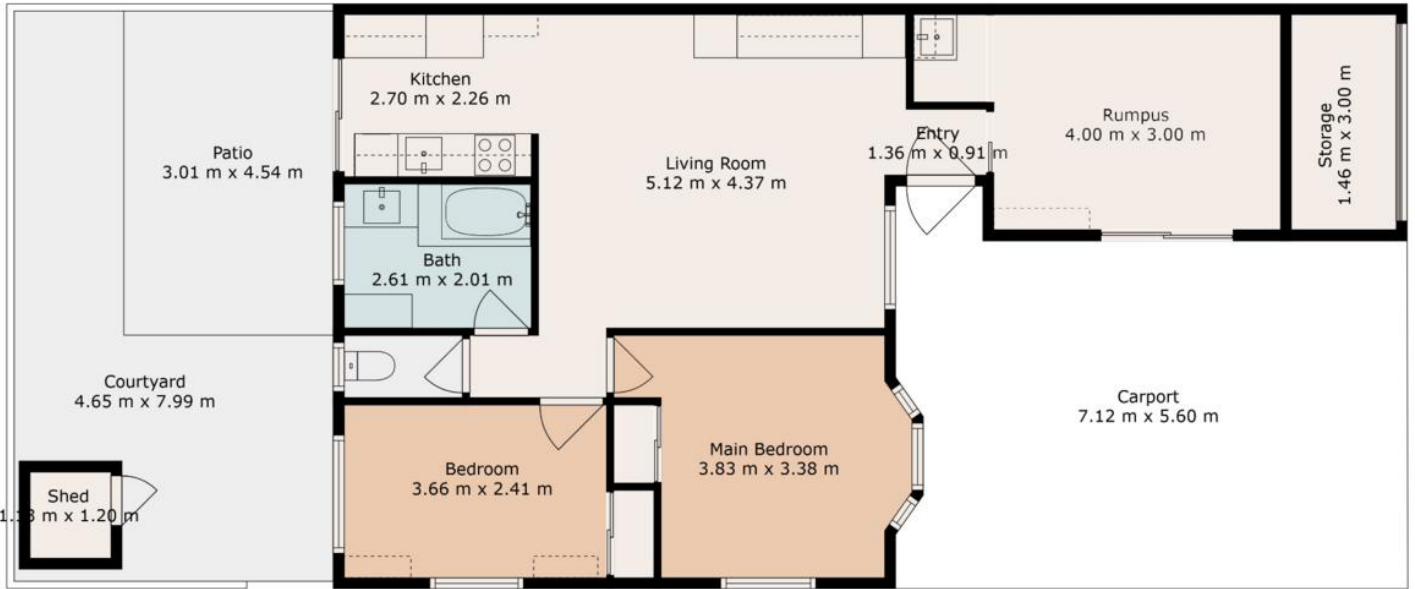
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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