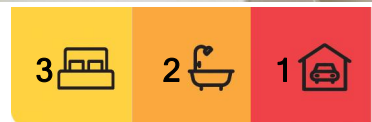


## Burpengary, 51/150-166 Rosehill Drive

SOLD BY NICK BOWEN



Villa 51 offers house-sized, low maintenance living in a secure and immaculately kept complex, sharing only the garage wall, with a true-North facing backyard, delivering amazing natural sunlight and ventilation from three sides of the home.

An electric garage door welcomes you home to an open plan lounge, dining and kitchen combo with plenty of natural sunlight from a North-facing aspect out to a grassed backyard with manicured gardens and a covered outdoor entertaining area. There is also a pedestrian gate that is lockable, but gives access directly to your backyard to return your furry friend after a walk of the neighbourhood without having to walk through the home. The backyard is also home to a clothes line, and an awning that extends beyond the building to allow for additional shaded entertaining.

Sweet dreams are made of these:

- Low Body Corporate Fees: Approx. \$822.78 per quarter



**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.

**For Sale**  
OFFERS OVER \$529,000

**View**  
[ljhooker.com.au/1BFYH31](http://ljhooker.com.au/1BFYH31)

**Contact**  
**Nick Bowen**  
0417 871 042  
[n.bowen@ljhookerproperty.com.au](mailto:n.bowen@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

- North-facing backyard
- Open plan lounge, dining & kitchen
- Immaculate grounds and swimming pool
- Onsite manager on site
- Security screens on all doors and windows
- Only sharing garage wall

The chef of the family will enjoy an incredible amount of storage in the dine-in breakfast bar kitchen here; it is more house than townhouse atmosphere where bench space is aplenty, with overhead cupboards, stainless appliances and a dishwasher as well.

This home is low maintenance, both indoors and out, with tiled flooring throughout, carpeted bedrooms, with ceiling fans in all three bedrooms as well as the living space, which is also fit out with an air-conditioning unit. All three bedrooms have built-in-robos, with the main bedroom enjoying its access to an ensuite bathroom, while the main bathroom is easily accessible to bedroom 2 and 3 with a separate bath and shower.

The laundry is located at the front of the lock up garage, and the entire property has security screens on all doors and windows.

The complex here is very well kept, with on-site management care, CCTV, immaculate grounds and a swimming pool.

Burpengary is a forever growing hub of convenience; Rosehill Drive is in immediate access to the M1 connecting Brisbane and the Sunshine Coast, IKEA, Costco, Westfield and Narangba Valley Tavern.

Call Nick Bowen today to arrange your private inspection, or you might just miss out!

## More About this Property

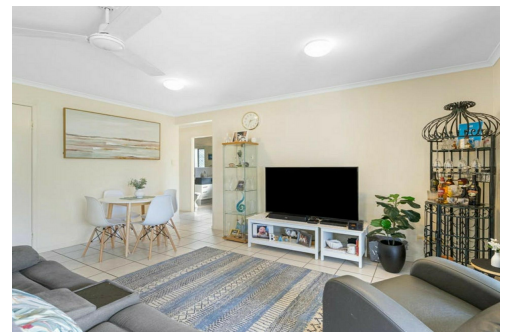
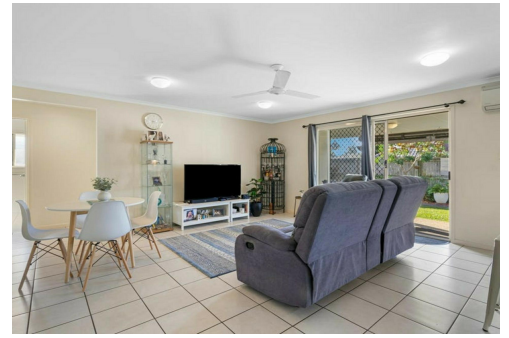
<b>Property ID</b>	1BFYH31
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robos Secure Parking Fully Fenced Remote Garage

**Nick Bowen 0417 871 042**  
 Sales & Marketing Consultant | n.bowen@ljhookerproperty.com.au

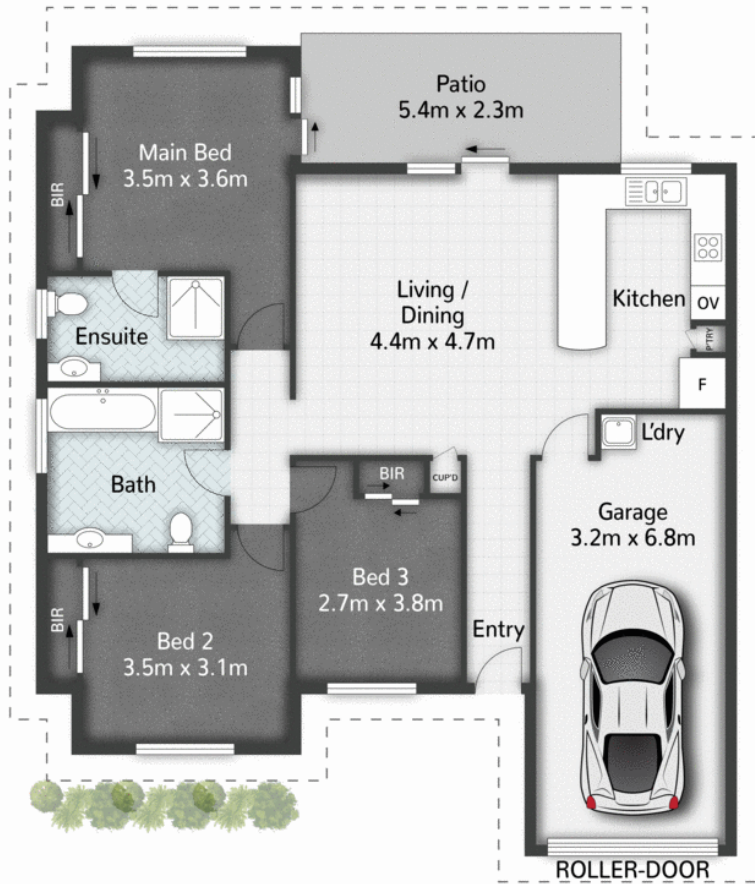
**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**  
 443 Ipswich Road, ANNERLEY QLD 4103  
 annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



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51/150 Rosehill Drive BURPENGARY

3 | 2 | 1 | 132m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**LJ Hooker**

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