

Calamvale, 34/725 Gowan Road

SOLD BY THE GILLESPIE TEAM

Whether you're seeking a solid rent-returning investment or your own digs, you can't put a foot wrong securing this newly painted 2-storey townhouse with a roomy backyard and sweet location.

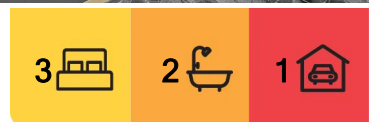
Highlights:

- All-new kitchen: sleek stone benches/splashbacks, induction cooktop, dishwasher
- New hybrid timber flooring in living/dining/kitchen, laundry, powder room & all 3 beds
- Split system AC & fans in living & master with ensuite + a full bathroom on upper floor
- Secure single garage with entry to living + extra car park on front drive
- Fenced yard with undercover outdoor patio, tropical garden beds, no mow synthetic turf

This immaculately presented property is in a well-maintained complex with affordable Body Corporate of around \$110 per week, and has been appraised to yield between \$650 to \$690 per week as a rental.



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
Please Call

View
ljhooker.com.au/B2Z9F4R

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The appraisal acknowledges the high standard of this townhouse and value-add improvements ranging from a completely updated kitchen, to the lick of fresh interior paint and flash new hybrid flooring.

The familiar layout puts the living on the lower level and accommodations up top. From the front patio, it's straight into an open-concept air-conditioned lounge and dining room, the latter extending onto a covered paved patio.

Overlooking the dining area, the lovely new kitchen boasts abundant 2-toned moulded cabinetry, stone benchtops with matching stone splashbacks, and a dishwasher, induction cooktop, and concealed rangehood among a suite of all-new electric appliances. Behind it, the laundry is flanked by a powder room and a valuable storage closet.

Upstairs, the master bedroom is the largest, with a walk-in robe one end and private covered balcony opposite. It's ensuite is cool too, the crafty vanity unit housing an integrated basin and built-in towel racks. The other beds have BIRs, sharing a main bathroom with shower/tub combo.

A major feature of this property is the size of the backyard and the ease of maintaining it. Accessed from the dining room or externally down the side, it's fully fenced with tropical garden beds and a paved undercover outdoor patio framing a sizeable patch of synthetic turf.

Central to Calamvale's renowned shopping hubs, parks, schooling and public transport, this is essential weekend viewing for first-time buyers and investors.

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More About this Property

Property ID	B2Z9F4R
Property Type	Townhouse
Land Area	206 m2
Including	Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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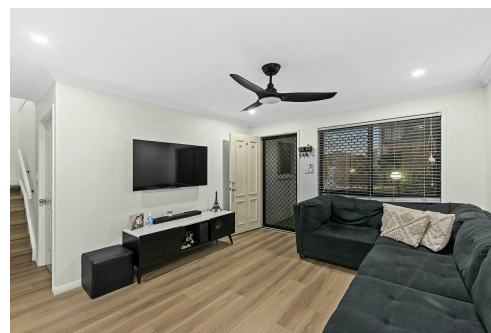
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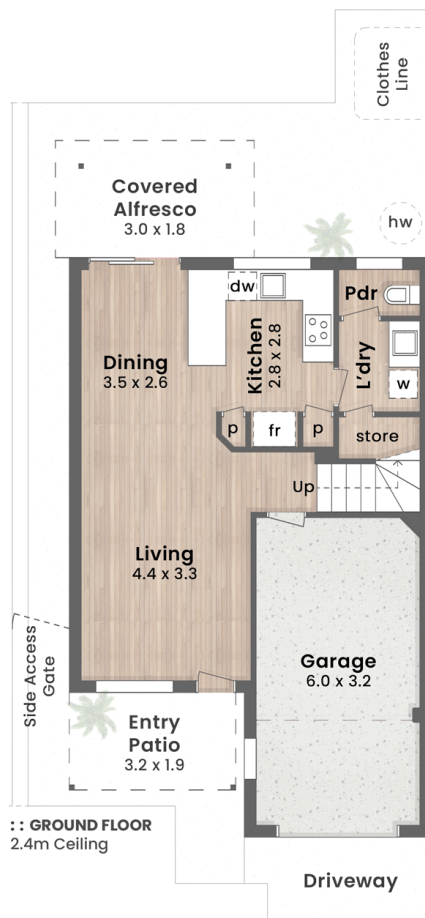
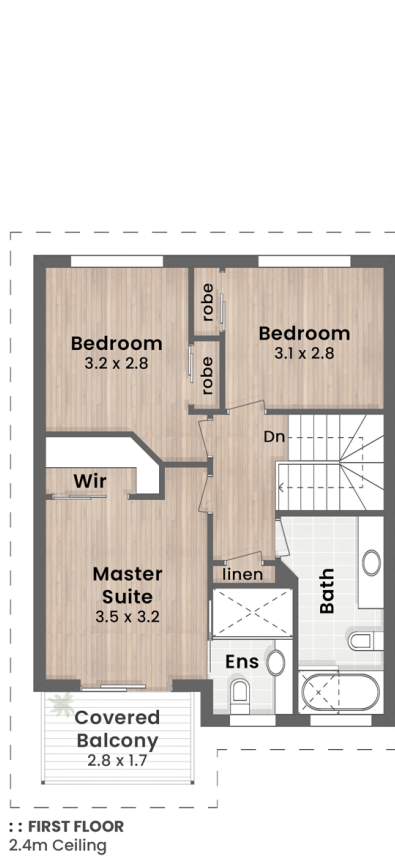
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CALAMVALE

Internal 126m² | Balcony, Alfresco & Patio 18m² | Total 144m²

3 Bed 2 Bath + Powder 1 Car

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