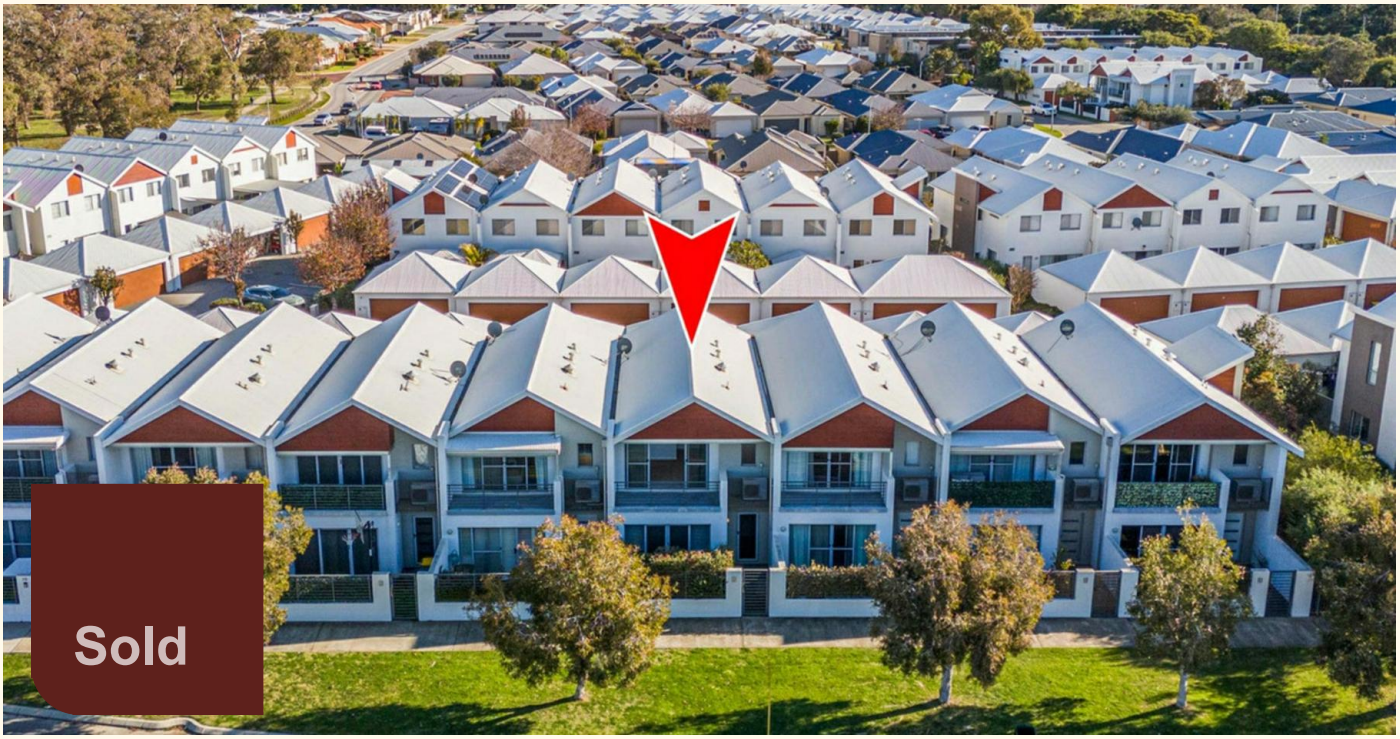








23/5 Bower Drive, Erskine

146m2 3x2 Townhouse with Secure Lock up Garage & Two Courtyards

- Offers over $649,000
- 244m2 lot
- 146m2 internal floor area
- Double lock up garage with roller entrance into large outdoor courtyard for trailer/smaller - boat or motorbike
- Vacant possession
- Built 2008
- Pool in complex, plus visitors parking
- Freshly painted interior
- Store/study nook
- Strata: $718 Per Quarter includes building insurance, garden maintenance, gate monitoring, pool maintenance, club house, all common areas insurance & upkeep.

Note no Airbnb permitted, 1x small pet by approval)

This sizeable 3-bedroom, 2-bathroom two storey townhouse in a secure well maintained & highly sought after complex is conveniently located close to the Estuary and all amenities.

3 2 2

FOR SALE
Offer over $649,000

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Interested parties must rely solely on their own enquiries.

LJ Hooker

The home boasts freshly painted interiors, and a rare and very secure double lock garage , with roller door to internal courtyard, plus small workshop zone.

Enjoy year-round comfort with ducted reverse cycle air conditioning, as well as high ceilings, large windows and sliding glass doors that draw in natural light.

Downstairs centres around an open plan kitchen, living and dining area designed for everyday comfort and easy-care lifestyle. Sliding doors come off the dining area to a private courtyard connecting to the double lock-up garage. There are additional sliding doors from the carpeted lounge area that lead to a front private courtyard.

Upstairs is also carpeted and hosts the master bedroom with its own private balcony, along with a generous walk-in robe and ensuite. Two additional bedrooms include built-in robes and are serviced by a second bathroom. There is further an open family or study area ensuring clutter free living.

Safety and security are paramount in this exclusive complex, boasting walk-in front access on Bower Drive and full security screens and door for peace of mind.

Priced attractively at best offer over $699,000, this large 146m2 property on 244m2 offers remarkable value for money in a gated lock up and leave complex, with pool and community area that can be booked for family gatherings.

Features
- Exclusive access to private solar heated swimming pool
- Spacious master bedroom with good size WIR
- Tranquil balcony off the master
- Modern ensuite with single vanity and good size shower
- Freshly painted interiors exude a 'like-new' charm.
- Open plan kitchen / dining / family area leading to rear outdoor area
- Modern kitchen with good storage and stone benchtops
- Stainless steel gas cook top, electric oven and slide out range hood
- Downstairs full laundry space , toilet, and WC for convenience.
- Large walk-in storage room/study nook in addition to pantry.
- Upstairs retreat or study area
- Ducted reverse cycle air conditioning and good height ceilings enhance comfort.
- Private front courtyard with security screens
- Double garage with drive through access for small boat or trailer storage
- Year-old hot water system

Location:
- Surrounded by walking and cycle trails through the stunning wildlife sanctuary
- Bus stop to train station and the city on your doorstep
- Easy access to Peel Inlet for boating, crabbing & fishing, plus pristine beaches nearby
- Walking distance to shopping centres, medical facilities & everyday conveniences

- Strata: $718 Per Quarter includes building insurance, garden maintenance, gate monitoring, pool maintenance, club house, all common areas insurance & upkeep.

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DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and

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accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TQ1FF2
Property Type	Townhouse
Land Area	244 m2

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TOTAL: 135 m2
1st floor: 70 m2, 2nd floor: 65 m2
EXCLUDED AREAS: GARAGE: 36 m2, PATIO: 29 m2, PORCH: 17 m2,
BALCONY: 5 m2, WALLS: 13 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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