



Everton Hills, 9/114 Bunya Road

MUST BE SOLD! VACANT & TURN-KEY!

3 2 2

With a large portion of the site devoted to a green conservation zone, this light & bright property is set across 2 levels & ticks all the boxes. Offering a functional floor plan, spacious undercover entertaining + yard area, find yourself indoors, or out - all year round!

Features:

- 2018 Build
- 11km from the Brisbane CBD
- Easterly aspect
- No rear neighbours
- Boutique complex of only 27 townhouses
- Separate water meters
- NBN
- Security screens throughout
- Fully fenced & pet friendly

For Sale

\$730,000-\$770,000

View

ljhooker.com.au/357YGMK

Contact

Siarne Loeve

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LJ Hooker

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.

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- Vacant possession
- x4 reverse cycle a/c units
- LED downlighting
- Ceiling fans throughout
- Compliant smoke alarms

Lower level:

- Open-plan, air-conditioned tiled living and dining combo overlooking a leafy treelined backdrop
- Large kitchen with stainless steel appliances, quality tap ware and a surplus of storage with expansive stone benches
- Sliding doors create an open flow onto the private covered entertaining area
- Established garden
- Separate laundry
- Powder room with third toilet
- Remote lock up garage + second exclusive use car space in driveway
- Handy additional storage space

Upper Level:

- King sized master bedroom with private balcony
- Expansive ensuite
- Second queen sized bedroom with reverse cycle a/c, fans and built in robe
- Third queen sized bedroom with reverse cycle a/c, fans and built in robe
- Contemporary main bathroom including bath

Incomings/ outgoings:

- *Low body corporate fees of \$57* p/w
- *Last water rate 370* for the quarter
- *Building Insurance \$527* annually
- *City of Moreton Bay Rates \$2084* annually
- *Previously rented at \$640 p/w - current rental appraisal \$650 - \$670 p/w

Local Services:

Enhanced by a location that delivers parkland and walking tracks plus easy access to public transport, schools and shops

- 280m playground and Cabbage Tree Creek walking tracks
- 280m Prince of Peace Lutheran College
- 300m bus stop
- 4 mins drive to Arana Hills Plaza (Aldi, Coles, K-Mart, Star Discount Chemist & other speciality stores)
- A short drive to Chermside Westfield
- Close distance to an array of cafes'

Everton Hills Information:

With a wide array of parkland, bike paths and green spaces it comes as a surprise that Everton Hills is only 11km from the Brisbane CBD! The properties location is close to numerous local shopping precincts, with quick access to Brookside Shopping Centre, Arana Plaza and Westfield Chermside. The area is highly sought after by families because of its brilliant proximity to numerous schools including Prince of Peace, McDowall State



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School and Northside Christian College, it is also situated on major bus routes providing easy access to the Brisbane CBD and surrounds. - contact Siarne Loeve today before you miss your opportunity to inspect!

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More About this Property

Property ID	357YGMK
Property Type	Townhouse

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9/114 Bunya Road **EVERTON HILLS**

3 | 2 | 2 | 173m²



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