

## Everton Park, 7/20 Gordon Parade

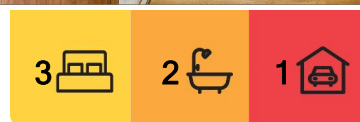
### ENTERTAINERS DELIGHT WITH HUGE COURTYARD !

Beautifully presented and designed with modern living in mind, this contemporary townhome offers direct street access and an exceptional lifestyle opportunity for busy professionals or those looking to downsize without sacrificing location or quality.

Ideally located in the heart of Everton Park, it's just a leisurely stroll to the vibrant Laneway Precinct-home to popular cafés, restaurants, and major supermarkets.

Step inside to discover a spacious, light-filled open-plan living and dining area complemented by a sleek, modern kitchen. This beautifully maintained space flows seamlessly out to a tiled courtyard and generous green space-an unexpected and welcome retreat so close to the CBD.

The home features three well-proportioned bedrooms, two with private balconies, as well as a convenient study nook, perfect for those who work from home or need a quiet reading



**For Sale**  
OFFERS

**View**  
By Appointment

**Contact**  
**Richard Mirosch**  
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**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.

**LJ Hooker Stafford**  
(07) 3357 1888



space.

## FEATURES:

- \*Large light filled living area with airconditioning and powder room
- \*Spacious kitchen with modern appliances including gas cooktop, as new dishwasher
- \*Tiled entertainers courtyard off living
- \*3 bedrooms, ceiling fans, split-system airconditioning and private balconies off two
- \*Repainted internally, new carpets and flooring in 2022
- \*Single secure remote garage, with internal access.
- \*Situated on a quite leafy street.
- \*Front corner with over 20m of direct street access
- \*BC Fees: \$4689.92 P.A including admin, sinking fund and insurance contributions.
- \*Sinking fund balance: \$60,677.44 as at 1/07/2025
- \*Only 200m to Everton Plaza, and 1km to Brookside Shopping Centre
- \*Only 650m to Teralba Park, along with the 22km of bike ways the Kedron Brook provides.

This property will not last long. Call Richard today for the sales report with detailed information.

## More About this Property

Property ID	1DPCF4N
Property Type	Townhouse
House Size	145 m2
Including	Ensuite Study Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

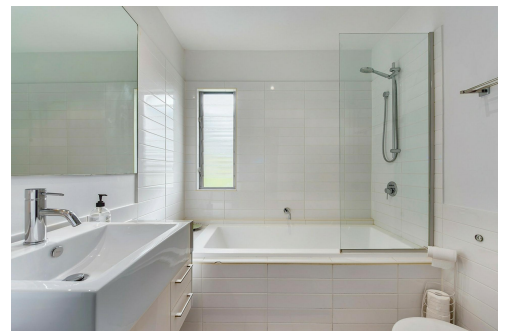
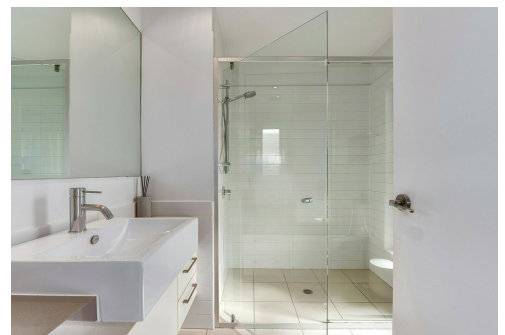
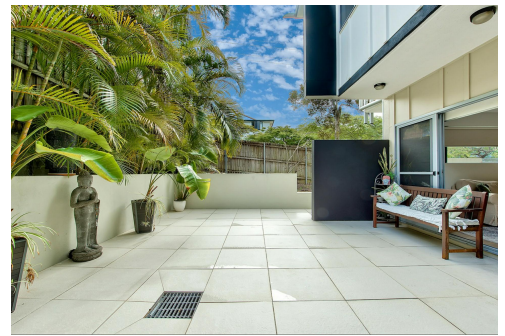
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GROUND FLOOR



FIRST FLOOR

## 7/20 Gordon Pde, Everton Park



### FLOOR AREA SIZES

Internal	117.3m <sup>2</sup>
External	41.8m <sup>2</sup>
Garage/Storage	27.7m <sup>2</sup>
<b>TOTAL</b>	<b>186.8m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primapiex.com.au