



Everton Park, 4/30 Gordon Parade

LOW-SET VILLA - BACK CORNER OF THE COMPLEX

Nestled in the heart of Everton Park, alongside the renowned Kedron Brook, lies this immaculately presented two-bedroom villa. Offering all the comforts of modern living while perfectly blending with the suburb's relaxed pace, this unique home is just 700m from Everton Plaza offering an array of shopping, entertainment, and nightlife venues.

As you step inside, you're welcomed by a spacious open-plan living, dining, and kitchen area, all impeccably maintained. The main living space opens directly to the courtyard and its generous green space, a rare find. The home features two bedrooms with a tranquil outlook overlooking the rear of the property, both equipped with built-in wardrobes and ceiling fans, with the guest bedroom also offering split-system air conditioning for added comfort.

FEATURES:

+ Large living area drenched in natural light from it's north facing aspect.



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
OPEN TO OFFERS

View
ljhooker.com.au/1CD4F4N

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LJ Hooker Stafford
(07) 3357 1888

- + Spacious kitchen with ample bench space, breakfast bar, and abundant storage.
- + Pristine covered courtyard off the main living.
- + Two bedrooms both with built-ins, ceiling fans, and split-system A/C in the guest bedroom.
- + Recently repainted internally.
- + Newly installed carpeted flooring throughout, with tiled flooring in the kitchen.
- + Neat and tidy bathroom with a skylight.
- + Single secure remote garage, with internal access.
- + Situated on a quite leafy street.
- + Back corner of the complex.
- + North/south facing orientation.
- + BC Fees: \$2,740.00 P.A including admin, sinking fund, and insurance contributions.
- + Sinking fund balance: \$47,915.00 as at 30/09/2023.
- + Only 700m to Everton Plaza, and 800m to Brookside.
- + Only 550m to Teralba Park, along with the 22km of bike ways the Kedron Brook provides.

With the scarce number of villas coming to the market, this property will not last long. Call Harry and Dean today for the sales report and rental appraisal.

More About this Property

Property ID	1CD4F4N
Property Type	Villa
Including	Air Conditioning Courtyard Built-in-Robes Fully Fenced

Harry Harris 0420 873 322

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Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

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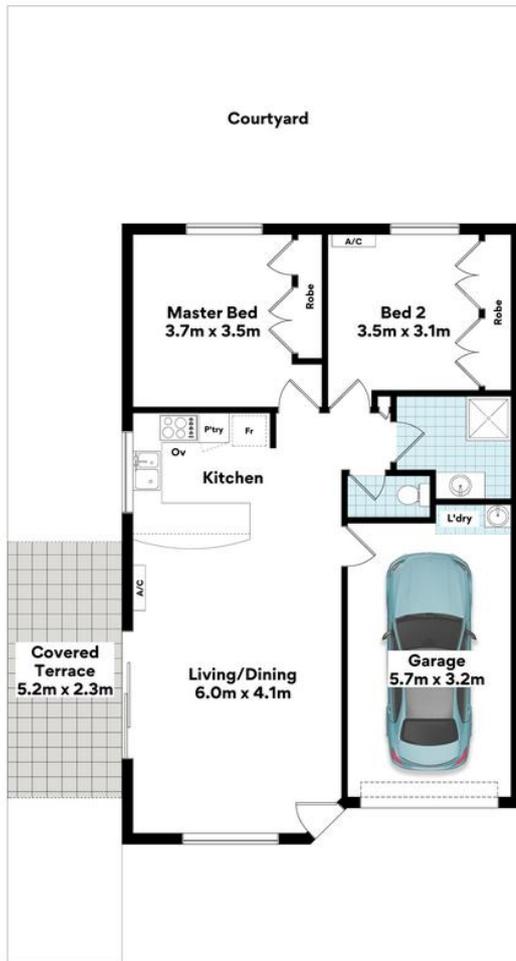
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**4/30 Gordon Pde,
Everton Park**



FLOOR AREA SIZES
 Internal 77m² | External 12m²
 Garage/L'dry 22m²
TOTAL 111m²

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.

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