



2/61 Groom Street, Gordon Park

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BOUTIQUE COMPLEX - PERFECT STARTER !!

Entertain, relax and enjoy this lovely spacious 2 bedroom, 1 bathroom townhouse in a prime Gordon Park location. Situated at the rear in a small boutique complex of only 4, boasting an open plan light filled floor plan with private courtyard. There is so much to love in this modern townhouse with new carpet and paint in this sought after suburb.

- Small boutique complex of 4
- Light filled open plan lounge and dining area with airconditioning
- Large rear private courtyard perfect for entertaining
- Main bedroom with WIR, private deck and airconditioning
- 2nd toilet and laundry down
- Thoughtfully designed kitchen new appliances and dishwasher
- Single lock up garage with remote
- Blinds, curtains, security and ceiling fans throughout
- Reasonable Body corporate fees at \$4866 per annum
- Currently vacant and ready to move
- Only 800m to Lutwyche Shopping Centre and 600m to the Northern busway
- Just over 6.5km to the Brisbane CBD
- Short stroll to the Kedron Brook

FOR SALE
OFFERS

AGENTS

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AGENCY

LJ Hooker Stafford
(07) 3357 1888

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**

Located just 300 meters from Kedron Brook, this home offers a peaceful escape from the hustle and bustle of everyday life. With 23 km of bikeways stretching from Mitchelton to Nudgee Beach and expansive parklands at your doorstep, it's perfect for those who enjoy an active lifestyle.

You'll feel fully connected with direct access to the city, buses just a short stroll away, and quick connections to the CBD, Airport (via the tunnel), Lutwyche Shopping Centre, Royal Brisbane Hospital, and a variety of shops and restaurants-all just minutes from home.

MORE DETAILS

Property ID	1EE9F4N
Property Type	Townhouse
House Size	110 m2
Including	Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

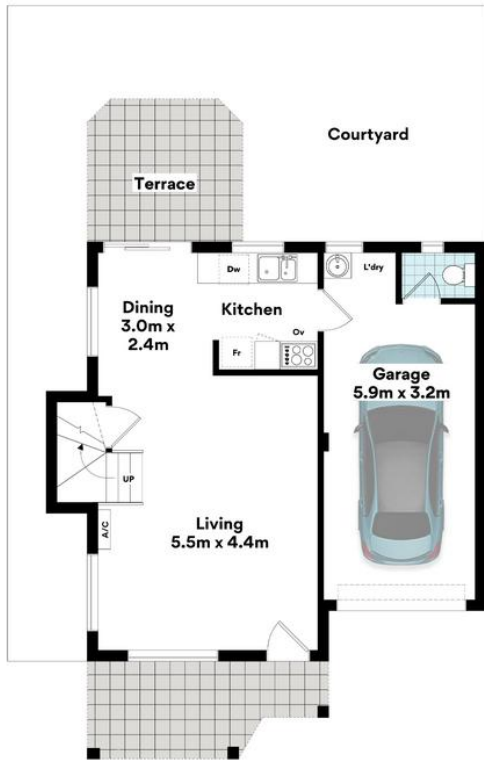
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GROUND FLOOR



FIRST FLOOR



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FLOOR AREA SIZES

Internal 86.7m² | External 21.2m² | Garage/L'dry 22.4m² | TOTAL 130.3m²

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 primopieffs.com.au

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