



3/61 Groom Street, Gordon Park

THE ENTERTAINER

Entertain, unwind and enjoy this beautifully spacious two-bedroom, one-bathroom townhouse in a prime Gordon Park location. Tucked away at the rear of an exclusive boutique complex of just four residences, it features a light-filled open-plan layout and a private courtyard perfect for relaxing or hosting guests. With fresh carpet and paint throughout, this modern townhouse offers stylish, low-maintenance living in one of the area's most sought-after suburbs.

- 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
- Single lock up garage with remote
- Blinds, curtains, security and ceiling fans throughout
- Reasonable Body corporate fees at \$4866 per annum
- Sinking Fund Balance: \$37,663
- 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

2 1 1

FOR SALE
OFFERS

AGENTS

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AGENCY

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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

Positioned just 300 metres from Kedron Brook, this home provides a welcome retreat from the pace of everyday life. With 23 kilometres of scenic bikeways running from Mitchelton through to Nudgee Beach, along with expansive parklands right at your doorstep, it's an ideal setting for those who love an active outdoor lifestyle.

Enjoy outstanding convenience with easy access to the city, buses only a short walk away, and quick connections to the CBD, Airport via the tunnel, Lutwyche Shopping Centre, Royal Brisbane Hospital, and an array of local shops and dining options-all just moments from home.

MORE DETAILS

Property ID	1ENMF4N
Property Type	Townhouse
Including	Air Conditioning
	Toilets (2)
	Tennis Court
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

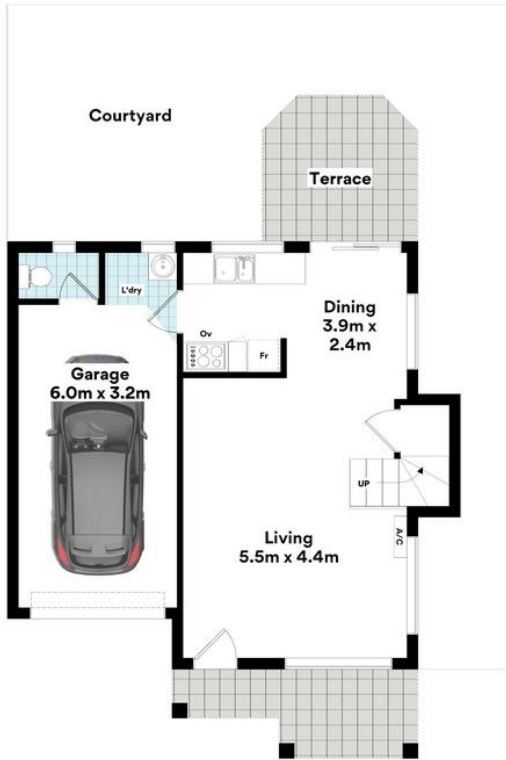
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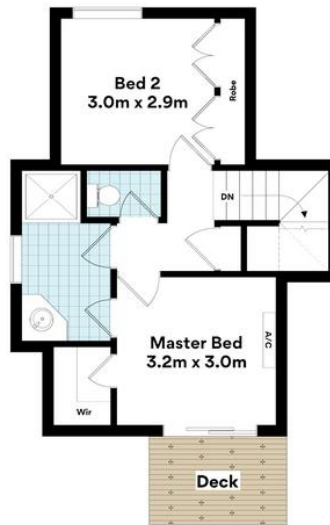
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GROUND FLOOR



FIRST FLOOR

**3/61 Groom St,
Gordon Park**



FLOOR AREA SIZES

Internal	88.8m ²
External	19.8m ²
Garage	20.7m ²
TOTAL	129.3m²

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.

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