






4/17 Butcher Avenue, Lawnton

## SOLD BY VICTOR LAI

An effortless lifestyle awaits in this freshly updated townhouse, perfectly positioned for ultimate convenience. Discover an exceptional opportunity for modern living in this beautifully updated townhouse, situated in a quiet and well-maintained Lawnton complex. Having undergone a recent refresh with fresh paint, new air conditioning, and brand-new kitchen appliances, this home presents a turnkey solution for first-home buyers, couples, or savvy investors. Its practical two-story design and prime location, just a walk from essential amenities, make it a standout choice for a low-maintenance, high-convenience lifestyle.

### Highlights:

- Contemporary two-storey townhouse, ideal for first-home buyers, couples, or investors seeking low-maintenance living
- Bright open-plan living and dining area with fresh paint and abundant natural light
- Modern kitchen showcasing brand-new electric cooktop, rangehood, and dishwasher
- Three spacious bedrooms upstairs, including a master retreat with ensuite and new air conditioning, plus two well-appointed bathrooms
- Superb walk-to-everything location close to train station, buses, shops, schools, and parks

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### FOR SALE

For Sale

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



Perfect for anyone seeking simplicity without sacrificing location, this address promises an easy-breezy daily routine. The property is just a short stroll from Lawnton Train Station, local bus services, Lawnton State School, and childcare facilities.

For recreation and shopping, the Petrie Village shopping hub are only minutes away, while the proximity to the luscious Leis Park and the Lawnton boat ramp are perfect for weekend leisure. The combination of modern updates and a highly desirable location ensures strong appeal for both homeowners and future tenants.

- 190m Lawnton Train Station
- 550m Lawnton State School
- 900m Leis Park
- 1.3km Lawnton Boat Ramp
- 2.6km Petrie Village Shopping Centre
- 3km Pine Rivers State High School
- 4km Strathpine Centre

Nestled within a peaceful complex, this rendered brick townhouse offers a relaxed and welcoming atmosphere from the moment you arrive. Its neat facade and single lock-up garage contribute to a fuss-free living experience where you can simply settle in and enjoy.

Sunlight streams across the glossy, large-format tiles of the open-plan living and dining area, creating a bright and welcoming atmosphere. Envision quiet evenings relaxing in this air-conditioned comfort, or sliding open the glass doors to let a gentle breeze flow through from your private courtyard. This is the heart of the home, a versatile space ready for everything from movie nights to casual get-togethers with friends.

The adjoining kitchen is a home cook's delight, thoughtfully updated for modern life. Crisp white cabinetry and dark, speckled countertops create a timeless look, while brand-new appliances including a Westinghouse electric stove, a sleek rangehood, and a dishwasher make meal preparation effortless.

When the day is done, retreat upstairs to the quiet and comfortable sleeping quarters. Plush carpeting underfoot, relax in your private oasis that is the master bedroom. Complete with its own tidy ensuite and a brand-new air-conditioning unit, a perfect night's sleep is within reach. The additional bedrooms are ideal for children, guests, or a home office, and share a clean, functional main bathroom that features both a relaxing bathtub and a separate shower.

Outside, a private, paved courtyard offers a low-maintenance space for entertaining or relaxing, complete with a water tank for eco-friendly living. It's the perfect spot for a weekend barbecue or simply unwinding with a book in the fresh air.

This property offers more than just a home; it offers a lifestyle of unparalleled ease. Start your story at 17 Butcher Avenue. Contact Victor Lai today to arrange your inspection. This is your opportunity to secure a beautifully refreshed home in a location that puts convenience at your doorstep.

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## MORE DETAILS

Property ID B3Q7F4R  
Property Type Townhouse  
Including Air Conditioning  
Toilets (2)  
Courtyard  
Dishwasher  
Built-in-Robes  
Fully Fenced  
Remote Garage

**Victor Lai 0450 836 288**

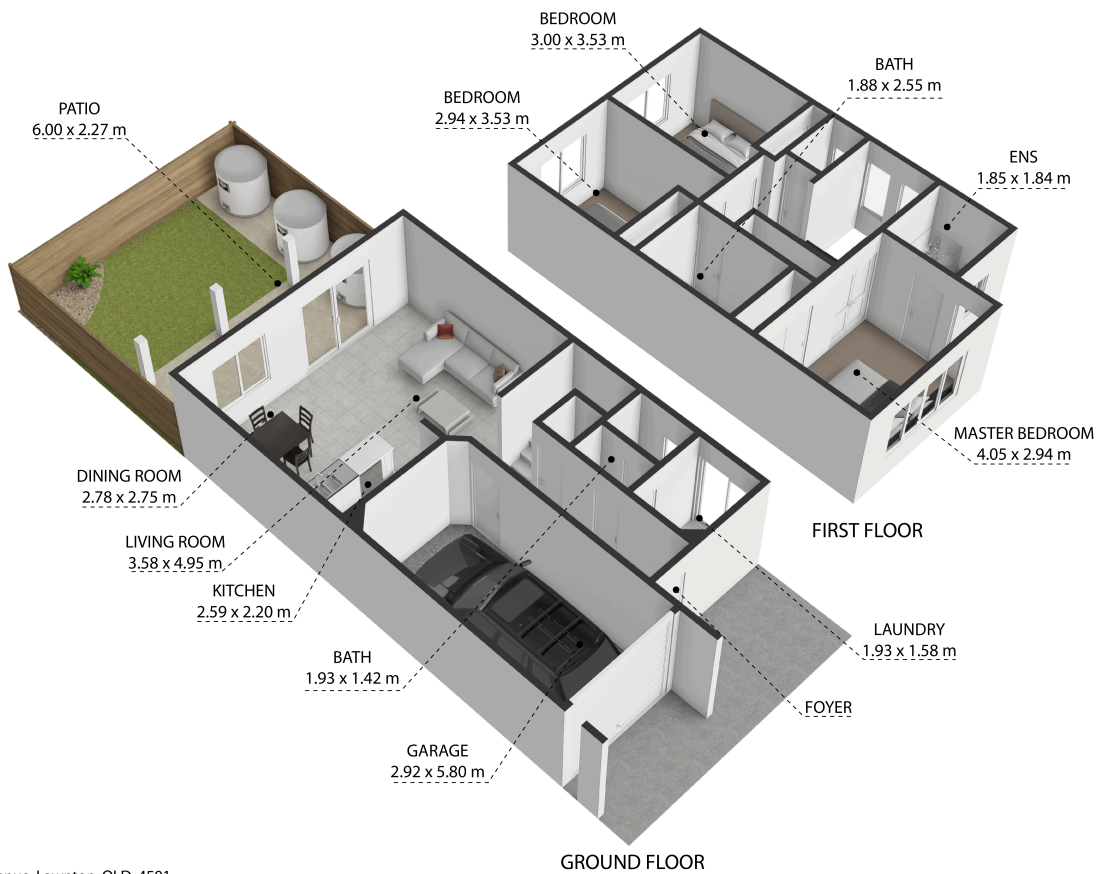
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Unit 4/17 Butcher Avenue, Lawnton, QLD, 4501

TOTAL APPROX. FLOOR AREA 122 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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