

Lawnton, 6/26 Nightingale Drive

CHARMING TWO-BEDROOM TOWNHOUSE IN LAWNTON

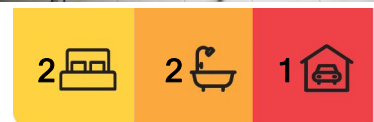
Step into this beautifully presented townhouse that offers a blend of modern living and convenience. With two spacious bedrooms and stylish finishes throughout, this property is perfect for both owner-occupiers seeking a comfortable home and investors looking for a solid addition to their portfolio. Nestled within a small, well-maintained complex, this residence features a functional layout that maximizes space and light, ensuring a welcoming atmosphere. Ideal for those wanting to break into the growing Lawnton market, this townhouse is a must-see!

Downstairs Features:

- * Spacious second bedroom complete with built-in robe, ensuite, and sliding door access to a tidy courtyard
- * Separate laundry, convenient and functional
- * Remote-controlled garage, single lock-up with internal access



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
Offers Over \$449,000

View
ljhooker.com.au/1TEKF1H

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LJ Hooker Albany Creek | Warner
(07) 3264 9000

* Fully fenced courtyard with side access

Upstairs Features:

- * Generous master bedroom featuring a built-in robe and ensuite
- * Stylish open plan living, bright and airy living/ dining area with air conditioning, ceiling fan, and access to the alfresco
- * Gourmet kitchen caesar-stone benchtops, pantry, dishwasher & electric oven
- * Private balcony perfect for enjoying your morning coffee

Location Highlights:

- * A short stroll to public transport, including train station and bus stop
- * Close to Barclay Park for outdoor recreation

Current Tenancy: Leased at \$400 per week until July 7, 2025

Body Corporate Fees: Approximately \$614 per quarter

Contact Wayne Cornell today for more information or to schedule a viewing.
Your new investment opportunity awaits!

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

More About this Property

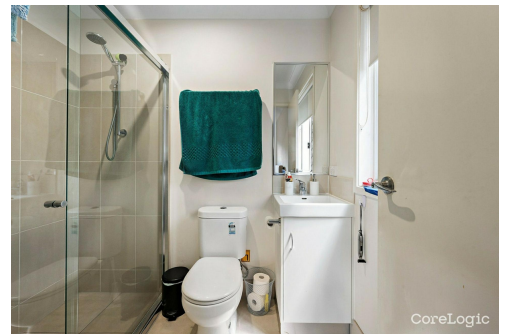
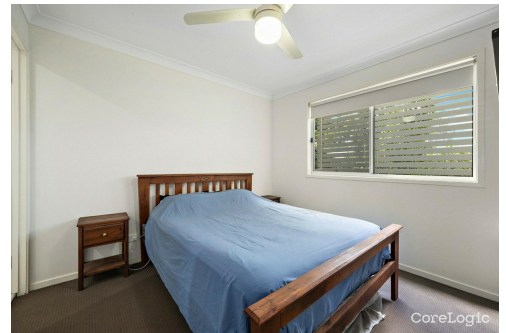
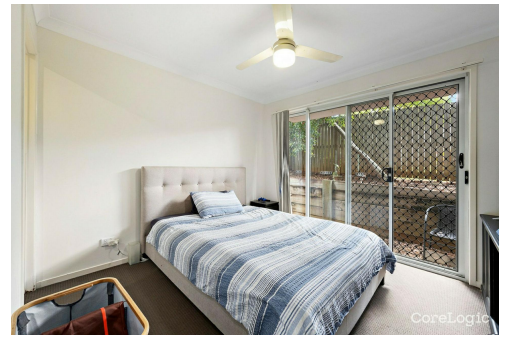
Property ID	1TEKF1H
Property Type	Townhouse
Land Area	102 m ²
Including	Study Air Conditioning Toilets (2) Balcony Built-in-Robes

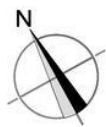
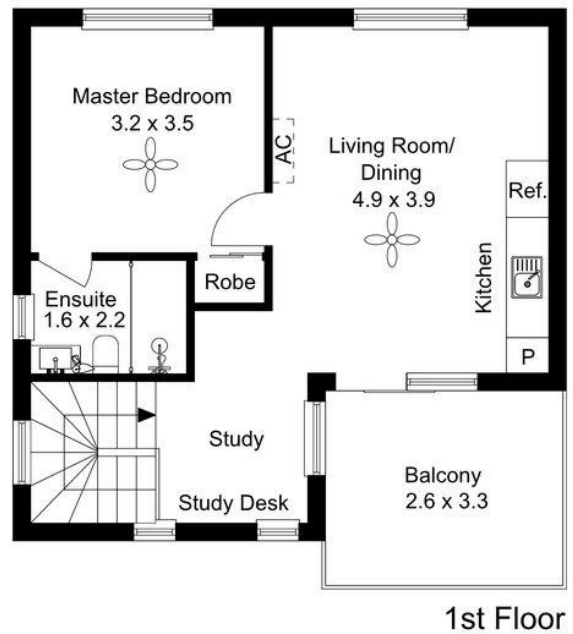
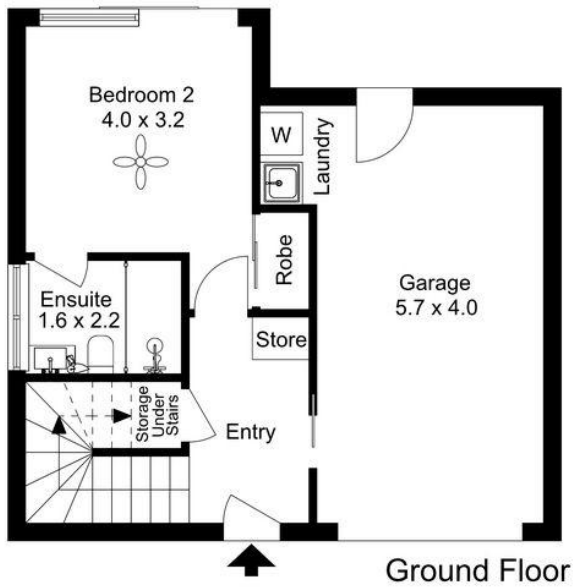
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Internal Living Area : 87 Sqm
 External Living Area : 10 Sqm
 Total Living Area : 97 Sqm

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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