



3/49 Dooland Court, Nicholls




## Beautifully Renovated, Light-Filled Townhouse in a Boutique Complex

Fully renovated from top to toe, this gorgeous three-bedroom townhouse presents like new inside, with thoughtful styling, light-filled spaces and a calm, welcoming atmosphere throughout.

The open-plan living and dining area is bright and airy, complemented by fresh new paintwork and stylish hybrid flooring. The kitchen, bathroom and laundry have all been completely updated, creating a cohesive and modern feel that is both practical and visually appealing. Reverse cycle air conditioning ensures year-round comfort, while the layout flows effortlessly for everyday living.

Outside, the home continues to impress. Entry is via the pretty front courtyard, while the secure rear yard with pergola offers a low-maintenance space to relax or entertain. With internal access to the garage and the peace of a small, quiet complex, this home is ideal for those seeking comfort, privacy and ease.

Located in a tightly held boutique development, 3/49 Dooland Court, Nicholls is perfectly suited to downsizers and professionals looking for

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

a special home they can move straight into.

**Key features:**

- Three generous bedrooms
- Beautifully renovated bathroom
- Fully renovated throughout with new paintwork and hybrid flooring
- Stylish new kitchen, bathroom and laundry
- Light-filled open-plan living spaces
- Reverse cycle air conditioning
- Quality Spanline-built pergola, ideal for entertaining
- Secure, beautifully landscaped, low-maintenance gardens
- Pretty front courtyard entry
- Single garage with internal access
- Quiet, small boutique complex

A truly gorgeous home where all the work has been done. Just move in and enjoy.

**Stats:**

Living space: 103.92sqm approx.

Rates: \$2,933.92pa

Land tax (only if rented): \$4,172pa

Body corporate: \$678.94 per quarter

Year built: 1994

EER: 4 stars

**MORE DETAILS**

Property ID	36AUGCY
Property Type	Townhouse
House Size	103 m2
EER	4

**Peta Barrett 0499 044 028**

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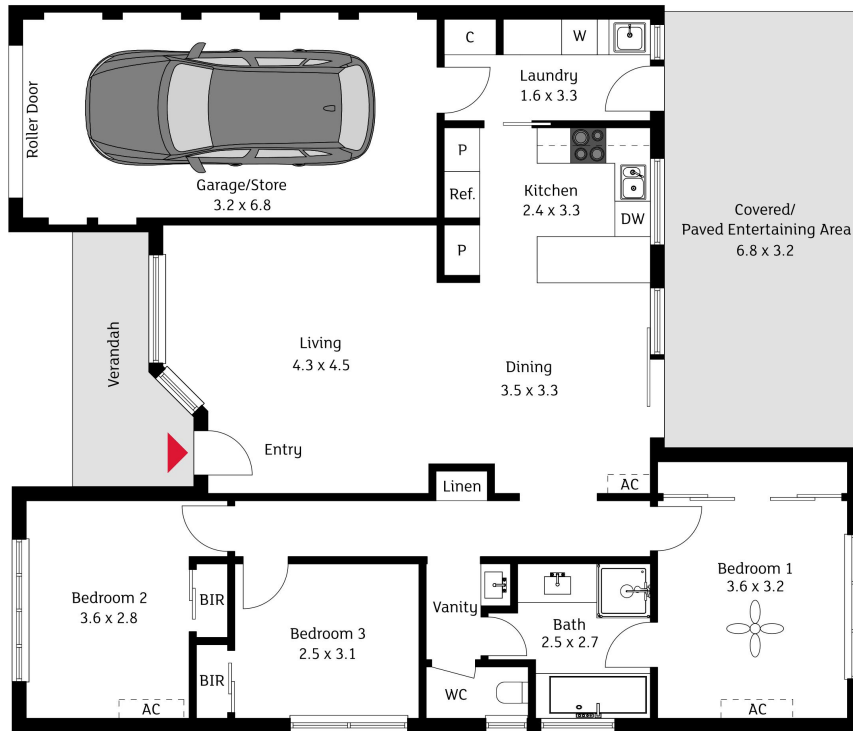
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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