



39/332 Handford Road, Taigum

Freshly Painted 3-Bedroom Townhouse with Ultra-Low Body Corp. Fees

Perfectly positioned within the popular "Handford Gardens" complex, this well presented, and freshly painted townhouse has a wonderful layout, spacious internal proportions and is within a convenient distance of reliable public transport (bus and rail), Westfield Chermside and Taigum Shopping Centre (Coles and Aldi). Buyers seeking an incredibly affordable home or investment should inspect without delay.

Property Highlights:

- Solid brick and tile construction in a quiet, well-kept complex
- Freshly painted throughout in a crisp white palette
- 3 spacious bedrooms, all with built-in wardrobes
- Open-plan living and dining area with excellent natural light
- Neat and functional kitchen with ample bench space, storage, and electric appliances
- Family bathroom with shower-over-bath, vanity, and separate toilet. There is an additional downstairs toilet
- " Private north-facing courtyard —perfect for outdoor entertaining
- Single lock-up garage with internal access

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FOR SALE

For Sale Now

AGENTS

Daniel Waters
0412 847 849
dwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

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.



- Separate internal laundry
- Resort-style amenities including pool and BBQ area
- " Very low body corporate fees
- " Rental appraisal: \$525—\$575 per week

Whether you're looking to move in or invest, this well-located townhouse offers unbeatable value.

For more information or to arrange a private inspection, contact Daniel Waters today.

QUICK FACTS:

- Year Built: Circa 1993
- Aspect: South Facing (North facing at rear)
- Townhouses/Villas in Complex: 44
- Body Corporate Fees: Approx. \$491.50 per quarter
- Council Rates: Approx \$548.80 per quarter
- Rent Assessment: Approx. \$525-\$575 per week
- Separately Metered for Water Usage: No
- Sinking Fund: Approx. \$92,304.79
- Occupancy Status: Currently Vacant
- School Catchments: Taigum State School and Sandgate District State High School (within close proximity to both St Flannan's Catholic Primary School and Holy Spirit Catholic High School)

MORE DETAILS

Property ID	3B13F1R
Property Type	Townhouse
Land Area	99 m2
Including	Toilets (2) Pool Remote Garage

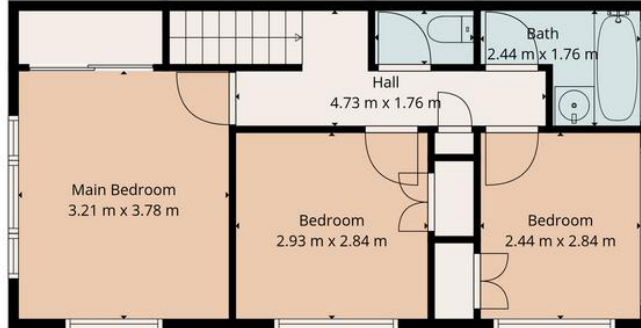
Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer | dwaters@ljhooker.com.au

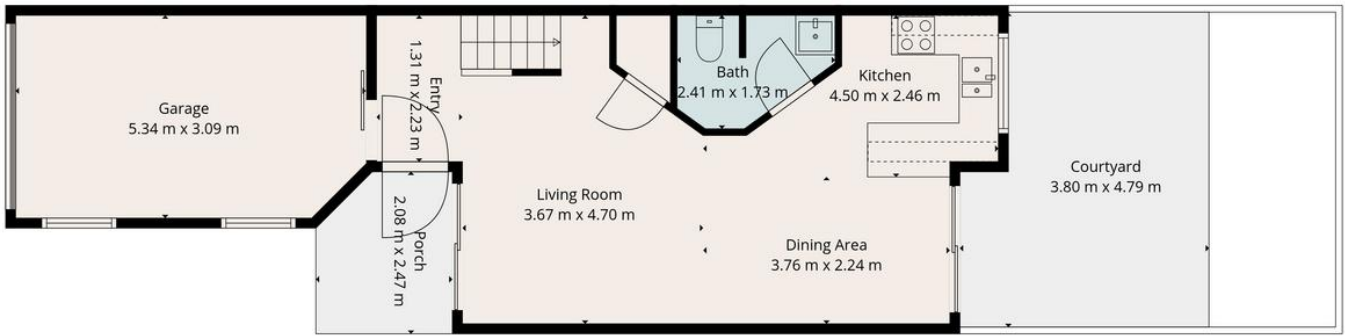
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1359 Gympie Road, ASPLEY QLD 4034
aspley.ljhooker.com.au | aspley@ljhooker.com.au





First Floor



Ground Floor

Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only