







Contemporary 3 bedroom Townhouse

First time offered for sale since new, this appealing One Owner, 2 Story Townhouse in super convenient central location is an affordable alternative to a small house. Perfect for couples or the growing family this idyllic low maintenance lifestyle property offers great value for the savvy buyer or investor.

The downstairs modern accommodation comprises of a spacious sunny lounge, Open Plan to the dining room with sliding door access to a good size rear courtyard with covered outside patio where you can entertain friends and dine alfresco or relax in private. The sleek contemporary kitchen is complemented by quality stainless appliances, ample bench space, overhead cupboards plus pantry. Behind is a separate laundry with access to convenient under stair storage & separate third toilet.

3 2 1

Price	SOLD
Property Type	Residential
Property ID	117

Agent Details

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Upstairs there are 3 generous double bedrooms all carpeted with built-in robes and ceiling fans, the master bedroom has lovely Ensuite plus private undercover balcony and mirrored walk-in robe. A Central, beautiful extra large second bathroom has all family conveniences including bath, shower and vanity.

Bright and airy throughout and painted in light tones, you will be comfortable all year round with reverse cycle air conditioning and low maintenance tiles downstairs.

The single remote garage has internal access and second car park on the driveway with extra visitor car parking opposite for your guests.

Situated off the end of a cul-de-sac, traffic will be to a minimum yet you are just a short walk to local shops in Bracken Ridge shopping Plaza, McDonalds, 7/11 Service station, parks, kindergarten & Schools with bus stop just around the corner.

Waterfront family fun is just 10 minutes away at the Sandgate Brighton foreshore as is the Brisbane Entertainment Centre and commuting to Brisbane city and other major arterials is a breeze with quick access to the Gateway Motorway.

Immaculately presented inside & out this is certainly one of the best Townhouses offered for sale in the Norris Ridge Complex and with a direct neighbour on one side only, in arguably the best position. This fantastic property will sell quickly and should be on the top of your list.

Property Features:

*** 2 Storey Contemporary Brick Veneer Townhouse**

*** Open Plan Living and entertaining downstairs, 3 bedrooms upstairs**

*** Functional floor plan designed for optimum family living**

*** Single remote garage with internal access**

*** Second Car Park on driveway & extra visitor parking opposite**

* Rear private courtyard with undercover Patio

* Front porch and upstairs master bedroom private Balcony

* Private corner position in complex with direct neighbour on one side only

* Peaceful and private locale off cul-de-sac in quiet complex

Accommodation Features:

* Bright, spacious Living area Open Plan to dining and kitchen

* Modern Kitchen with stainless steel appliances & plenty of cupboards & pantry

* Reverse cycle air conditioning to living areas

* 3 double bedrooms upstairs carpeted all with built-in robes & ceiling fans

* Master bedroom with Ensuite, private balcony & mirrored walk-in robe

* Separate laundry with access to under stair storage

* Separate third toilet downstairs for added convenience

* Fully tiled downstairs and carpet upstairs incl hallway and staircase

* Contemporary design and painted in light tones throughout

* Insect screens, security doors and vertical blinds

Complex Features:

* Only 24 Townhouses on 18 Emma St preferred side of Norris Ridge Complex

* Resident use of Swimming Pool & well equipped Gym

* Conveniently centrally located just minutes to shopping centre, schools, kindergarten, McDonalds, 7/11 & Bus stop

* Quick access to major northern arteria roads via Gateway motorway

* Resident use of Swimming Pool & well equipped Gym

* Large Green space within the complex (across road)

* Investor Opportunity with high rental yield & low vacancy rate

* Great long term tenants with secure lease in place

Please don’t be disappointed and book your inspection with the Exclusive Listing Agent Ron Schnakenberg now on 0414592920

or Email : ron@associatedrealtors.com.au

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