



**PRICE GUIDE:** \$185,000.00

Council Rates: \$3,576.40 p.q.

Strata Levy: \$1,827.54 p.q.

### Under Contract By Nathan Lynham 0427695162

Set in a convenient location and with a spacious double-storey design, this townhouse provides a smart & spacious residence, blended perfectly with low-maintenance living, and quite complex.

#### THE PROPERTY

- Open-plan tiled lounge and dining area
- Functional large kitchen with servery to living and dining
- Two good size bedrooms with built-in wardrobes & air conditing
- Main bathroom with combination shower/bathtub & separate toilet
- Second toilet downstairs for convenience
- Separate laundry not in garage easy access.
- Lockable carport with storage, extra onsite parking
- Private rear courtyard
- Central inground pool with shade sail and BBQ area
- Rates - \$3,576.40 per year
- Body Corporate - \$7,310.14 per year
- Positioned on a quiet family-friendly stre



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**

PERGOLA | 8.40m<sup>2</sup>  
 GARAGE | 17.05m<sup>2</sup>  
 LIVING | 115.56m<sup>2</sup>  
 TOTAL AREA 141.01m<sup>2</sup>



0 1 2 3 4 5  
 SCALE (METRES)  
PLANS SHOW ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

3/21-23 TUFFLEY STREET  
 WEST END QLD 4810

**Lynham**  
 REAL ESTATE