



**PRICE GUIDE:** \$199,000.00

## A Great Start And A Great Investment

This entry-level property offers so much value and is an outstanding opportunity to secure an ideal first home or well-positioned investment. Located in a quiet pocket of properties, and only a short drive to Fairfield Waters Shops and the City, it offers everything you would want for modern living on the city fringe.

### THE PROPERTY

- Two bedrooms both with built-in wardrobes
- Modern kitchen with ample storage & bench space
- Open-plan lounge & dining space
- Modern bathroom with walk-in shower & separate toilet
- Private paved courtyard to the rear
- Set in a small, well-maintained complex of only 6 residences
- Single lock-up garage with internal access
- Body Corporate - \$2,488.10 per year
- Rates - \$3,658.40
- Fantastic quiet location within walking distance to shops and public transport



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

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