



## 47/111 Barbaralla Drive, SPRINGWOOD, QLD 4127

### BIG RENTAL RETURN OR A PLACE OF YOUR OWN!

Spanning over two levels with a private courtyard at the front and rear, this well positioned townhouse offers convenience, comfort and outstanding value. Whether you are a savvy investor chasing strong rental returns or a first home buyer ready to step into the market, this property ticks all the right boxes. Surrounded by quiet, conscientious owner-occupier neighbours, this home also provides a peaceful and well-maintained living environment within the secure complex.

The lower level welcomes you with an open plan living and dining area, complemented by a functional kitchen complete with island bench and pantry. Upstairs you will find two generous bedrooms with brand new carpet and ceiling fans, while the master bedroom also enjoys the comfort of a new split system air conditioner creating the perfect retreat year-round.

Marketing Agent, Nathan Strudwick said, "The building facilities and location are really what you are paying for. The freeway is around the corner and it is approximately 30 minutes to Brisbane and the Gold Coast in both directions. Walking distance to Chatswood Shopping Centre and bus stop right out the front of the complex."

#### Inside

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 37P6307

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Elders Real Estate Shailer Park**

4/54 Bryants Road  
Shailer Park, QLD  
(07) 3440 8500

**Nathan Strudwick**  
0455 588 777

- Two bedrooms upstairs with new carpet
- One bathroom
- Kitchen with island bench
- Laundry cupboard
- 2 x split system air conditioning
- Ceiling fans
- Security screens

#### Outside

- Secure gated complex with electric gates
- Single lockable garage
- Single carport plus visitor parking
- In-ground swimming pool and BBQ area on-site
- Plenty of guest parking
- Landscaped gardens
- Extra wide driveway

#### SERVICES

- Body Corp Fees (approx. \$803/quarter)
- Owner occupied
- NBN available
- Town water & sewerage

#### LOCATION

- Bus stop out the front
- Close to Springwood Conservation Park and walking trails
- A short stroll to John Paul College, Chatswood Primary and St Edwards schools
- Walking distance to Chatswood Hills Shopping Centre
- 3 minutes to Daisy Hill Koala Park
- Easy access to the M1 with no traffic lights
- 5 minutes to the Hyperdome

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 40.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1

