







Interstate owner wants SOLD! --- Great rental return, House sized living with pools in complex so ideal for owner occupier too!

Amber Fox is thrilled to present this rare 4 bedroom townhouse to the market for sale. Positioned in a large resort-style complex with great facilities including 3 pools (one a lap pool), bbq facilities, native gardens and playground, this end unit with only one neighbour is nestled down a quiet no-through lane within the complex so ideal for quiet and private living.

Inside are lovely timber look laminate floors in the generous A/C main living area, carpet through all the bedrooms and upstairs rumpus room and study nook. The open plan kitchen is ultra sleek with dishwasher and plenty of bench space. There is a lovely courtyard with no rear neighbour so open views to a green outlook also meaning loads of natural light and breezes plus a water tank for easy watering.

Upstairs are 4 great sized bedrooms, the main with ensuite and A/C, a

4 2 2 191m2

Price	SOLD for $410,000
Property Type	Residential
Property ID	49
Land Area	191 m2

Agent Details

Amber Fox - 0405 357 735

Office Details

The Property League

07 5476 3579

AroRealty

rumpus room with study nook, and main bathroom. There are separate toilets on each level to accommodate for family and guests plus ceiling fans throughout. Please note that the photos except the front are representations based on the same style unit we have previously sold in the complex. The floor plan is the reverse of the floor plan we have supplied here and colours may vary slightly.

There is plenty of visitors parking and great common areas within the complex for you to have a picnic, catch up with friends, kids to play with other children in the estate and just a lovely community feel. The Atrium does consider pets on application and is only a short walk to the local Foodworks supermarket, Hampton's Espresso, Anytime Fitness, Peppers Pizza and hairdresser plus is located minutes to the Matthew Flinders Anglican College, Sippy Downs Shops and Schools, The University of the Sunshine Coast, is just another few minutes up to Buderim or 10 mins over to Maroochydore and the Sunshine Plaza, beaches plus the central location also offers easy access to the Sunshine Motorway and Bruce Highway.

Currently tenanted till 06-12-2018 at $445 per week, this stacks up very well from an investment perspective but also would suit an owner-occupier who was looking for a large unit without that hemmed in feel (at the lease's end). As there is a tenant, there will be no open homes by request, and only inspections by appointment between 9.30am and 3.30pm. As such, 48 hours notice for inspections is requested. Upon entering the complex, there is a map on your left so if you are coming for an inspection or open house, be sure to check that out so you know where to go :-) We look forward to showing you through this pick of the crop townhouse!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.