

# Unit 21/15 Lane Court, Mount Warren Park, Qld 4207

## House For Sale

Thursday, 9 January 2025

Unit 21/15 Lane Court, Mount Warren Park, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Best Offers by 3rd of Feb - if not sold prior!

These types of town homes are rare to find, in the highly sought after Mt Warren Park precinct, even better is the location only a short stroll to shops, schools and bus stop! Located at the rear of the complex ensuring privacy, this town home impresses at every turn. The open-plan living, dining, and kitchen area is bathed in natural light, enhancing the spacious and practical lower floor plan. Expansive sliding doors seamlessly connect the indoors with the outdoor areas and allow plenty of natural air flow with this high elevation. On the upper level you will find 3 generous size bedrooms all with ceiling fans and the main bathroom connected to the bathroom with a 2-way access. The toilet is separate with its own powder room area. The master bedroom is oversized and complete with a walk-in robe. Property features: Three generous bedrooms all with built in robes and ceiling fan. Second bedroom is oversized with a separate study nook area or playroom breakaway space. Main bathroom is a two-way access and the toilet upstairs is separate with its own powder room facilities. Downstairs living is a large open plan fully tiled with large slide door access to the rear or front access onto a private balcony area and lawns. Spacious kitchen with plenty of storage and bench space. Separate laundry area with 2nd toilet area for the guests. Single lockup garage with internal access to your town home. Full security screens. Onsite manager. Inground pool in the complex. Security access gates on the complex. Set in a community of 36 town homes, but divided to allow privacy. Currently rented at \$450.00 /wk - Lease expires 10/4/2025. Rates, Fees & Returns: Council Rates: TBA. Body Corporate fees: \$1,231.00 per quarter\* Rental return: Estimated potential after existing lease expires \$475.00-\$500.00 / week. Location tips: Walk to Mt Warren Park shopping centre. Walk to Local bus stop on Mt Warren Blvd. Minutes drive to the Mt Warren State school or Trinity college. Beenleigh State High School approx. 4-6min drive. 3-5 min drive to the Beenleigh shopping precinct or Train station. 10-12 min walk or minutes drive to the Logan Leisure Sport centre or Logan sports fields and Logan lightning Soccer (Beenleigh fields)\* = approx