

**14/336 King Avenue, Durack, Qld 4077**



**Townhouse For Sale**

Tuesday, 7 January 2025

14/336 King Avenue, Durack, Qld 4077

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 137 m2**

**Type: Townhouse**



Gee Singh

## Modern Comfort Meets Prime Convenience!

Charming 2-Bedroom House in Durack - Modern Comfort Meets Prime Convenience! Welcome to 14/336 King Avenue, Durack! This delightful 2-bedroom, 2-bathroom townhouse offers the perfect balance of comfort, modern living, and an enviable location in a vibrant, family-friendly community. **Property Highlights:** **Bedrooms:** 2 spacious bedrooms with built-in robes, ensuring comfort and ample storage. **Bathrooms:** 2 sleek, modern bathrooms, including a master ensuite for added convenience. **Living Space:** Open-plan living and dining area, designed for relaxation and seamless entertaining. **Kitchen:** A chef's delight with modern appliances, including a dishwasher, plus generous bench and storage space. **Outdoor Features:** **Private Balcony:** Perfect for your morning coffee or a relaxing evening drink in private. **Fenced Garden:** A secure outdoor space ideal for kids, pets, or weekend BBQs. **Additional Features:** **Build Year:** Constructed in 2007, showcasing modern design and functionality. **Current Rent:** Leased at \$460 per week, offering strong investment potential. **Lease Details:** Lease ending in 05 August 2025 - perfect for investors seeking steady returns or first home buyers looking to step into the property market. **Body Corporate:** Approx. \$85 per week, providing excellent maintenance and amenities. **Climate Control:** Split system air conditioning for year-round comfort. **Parking:** Secure remote garage parking plus an additional open car space for guests. **Laundry:** Internal laundry for added convenience. **Land Area:** 136 sqm - the perfect balance of low-maintenance living with outdoor enjoyment. **Prime Location & Amenities:** **Schools & Education:** Close to quality schools like Glendale State High School (6 mins drive) and St Mark's Catholic Primary School (7 mins drive). Nearby universities include Griffith University (15 mins drive). **Shopping & Dining:** Local shopping centers are just 5 minutes away, with Inala Plaza and Forest Lake Shopping Centre offering a variety of retail and dining options. **Parks & Recreation:** Surrounded by green spaces, including the serene Durack Common and nearby parks perfect for weekend picnics. **Convenient Transport:** Easy access to public transport and major highways, with Brisbane CBD only 25 minutes' drive away. This charming home is ideal for first-home buyers, savvy investors, or anyone looking to downsize without compromising on lifestyle or location. Don't miss out on this golden opportunity! For more information or to arrange a viewing, contact Gee Singh at 0425 250 750 or Brooke Martens at 0419 918 229 today. **DISCLAIMER:** While utmost diligence has been applied in preparing this information, we disclaim any liability for potential typographical errors or inaccuracies. The accuracy of all information is deemed reliable at the time of printing. Prospective buyers are encouraged to conduct their own independent verification.