

**47/9 Milan Street, Ellen Grove, QLD, 4078**



**Townhouse For Sale**

Wednesday, 18 December 2024

47/9 Milan Street, Ellen Grove, QLD, 4078

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Modern & Convenient 3 Bedroom Townhouse.

This modern-style 3 bedroom townhouse is packed with all the features of a lovely home & is located in the leafy-green suburb of Ellen Grove.

It is currently tenanted but the lease expires on 06/03/2025.

This property is ideal for nesting and investing. Nestled within a secure & private complex, close to schools (Grand Avenue State School, Forest Lake State School and St Johns Anglican College), parks & transport and less than 5 mins drive to Forest Lake Shopping Centre (Coles, Woolworth, Aldi and restaurants). Natural light filters every corner of this double-storey layout, with quality tiling featured throughout the open-plan living & dining area downstairs.

The well-appointed kitchen comes complete with stainless steel kitchen appliances including a dishwasher, electric cooktop & tile splashback, not to mention there is a designated spot for your microwave. Each bedroom includes a built-in robe & ceiling fan. Modern ensuite to the master bedroom has extraction fan and floating vanity. The main bathroom includes a combined bathtub/shower that's great for kids while the internal laundry downstairs provides an additional toilet & vanity that's perfect for guests. This family-friendly complex offers secure & quiet living. Bus stops are just a short stroll outside, with easy access to everything including local schools, main Shopping Centre, restaurants, lakeside walking trails & easy highway access.

### FEATURES

- Private, fully-fenced 142 m2 block (Approx.) with covered courtyard Perfect for Barbeque!
- Situated in a convenient spot of our complex (not far from entrance)
- Security screens throughout the property
- Instant Gas Hot-Water System
- Additional under stairs Storage
- Single lock up garage with electric opener & Extra car space in driveway
- Downstairs Toilet & Internal Laundry
- Air-conditioning in downstairs living area & master bedroom
- Built-in wardrobes with shelves in all bedrooms
- Spacious En-suite
- Stainless Steel Dishwasher included
- Built-in desk in the 3rd bedroom
- Body Corporate Levy (approx. \$1,145/Quarter) includes building insurance and Annual Termite Inspection
- Council Rates \$480.95/Quarter

Contact the ilookproperty Brisbane team for more information on 3879 6381.