

**9/43 Brisbane Crescent, Deception Bay, QLD, 4508**



**Unit For Sale**

Tuesday, 19 November 2024

9/43 Brisbane Crescent, Deception Bay, QLD, 4508

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Charming Low Set Villa in Secure Gated Complex - Ideal for Downsizees, Retirees, Entry-Level Buyers or Investors

PRIVATE INSPECTION BOOKED IN THIS SATURDAY. Please let us know if you are interested to attend the private viewing and we will register you.

Nestled within a well-kept, secure gated complex, this beautifully maintained 2-bedroom, 2-bathroom villa offers a blend of comfort, convenience, and community living, making it the perfect choice for downsizers, retirees, entry-level buyers, or savvy investors. With its exceptional location and access to great on-site amenities, including a sparkling pool and on-site management, this villa truly has it all.

Step into a light-filled open-plan living, dining and kitchen area with seamless flow and modern comforts. Equipped with air conditioning, this inviting space is perfect for relaxing year-round. The expansive kitchen is a chef's delight, with ample bench space, plenty of cabinetry and quality electric appliances, ideal for creating memorable meals or everyday cooking ease.

Both bedrooms are generously sized, with ceiling fans to ensure year-round comfort. The master bedroom features its own private ensuite and walk in robe, while the second bathroom is conveniently located for guests and family members alike. Storage is in abundance throughout, giving you space to keep everything organized and accessible.

For those who love the outdoors, the villa's low-maintenance courtyard offers a private haven. Whether you're a green thumb ready to add some blooms or simply seeking a space for your furry friend to roam, this courtyard is the perfect mix of relaxation and function. With 75% of the complex occupied by homeowners, you'll enjoy a strong sense of community, making it a peaceful and friendly place to call home.

### Key Features:

- Spacious 2-bedroom, 2-bathroom layout in a low-set villa
- Open-plan living, dining and kitchen with air conditioning for comfort
- Expansive kitchen with ample bench space and storage, plus electric appliances such as electric oven, stove, dishwasher & rangehood
- Main bathroom with shower over bath
- Private, low-maintenance courtyard perfect for gardening or pets
- Secure, gated complex with pool and on-site manager for peace of mind
- High owner-occupier rate (75%), providing a welcoming and well-maintained community
- Single lock up electric garage with an extra open car space
- Tenanted until 07 Feb 2025
- Body Corp fees: approx. \$1,000 per quarter (admin, sinking & building insurance)
- Council rates: \$400-450 per quarter
- Water rates: \$400 per quarter

### LOCATED:

- 5 min walk to Market Square Shopping Centre
- 4 min drive to the Esplanade/Bay
- 2 min drive to Deception Bay State High School
- 4 min drive to Moreton Downs State School
- 7 min drive to Bruce Highway exit
- 9 min drive to Westfield North Lakes/Ikea/Costco

Whether you're looking for a peaceful place to retire, a secure entry-level property, or an investment opportunity with long-term appeal, this villa offers everything you need and more. Don't miss the chance to secure a low-maintenance lifestyle in this sought-after complex-contact us today for a viewing and see for yourself why this villa is the perfect place to call home!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.