

Under Contract



12, 22 Grasspan Street, Zillmere



## When Location Is Everything !!!

This Townhouse offers a perfect blend of modern design and functionality the kitchen has been renovated recently and is equipped with modern appliances and ample storage space. All of the spaces within this Townhouse are generously proportioned and should put this at the very top of your list to inspect. The advantageous and positioning of this Townhouse is highlighted by its sought after location within the suburb of Zillmere.

The front north/west facing Townhouse has 3 Bedrooms 2 Bathroom, and a large single remote control garage with internal access, this property is perfect for first-time buyers, small families, or the investor. Once you step inside you will be greeted by the spacious and contemporary style design. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and

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Price UNDER CONTRACT -  
MGM HOMES

Property Type Residential

Property ID 366

Floor Area 110 m2

### Agent Details

Michael McMahon - 0413 806 161

### Office Details

MGM Homes  
497 Lutwyche Rd Lutwyche,  
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inviting atmosphere that flows out to the covered entertainment area.

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**MGM** MICHAEL McMAHON  
**HOMES**

The property is nestled in close proximity to Chermside Shopping Centre, restaurant precinct, the residence offers convenient access to local amenities, schools, parks, and public transport. Moreover, with everything you need is just a stone's throw away, placing all conveniences at your fingertips.

The property is tenanted until 14/09/2026 returning \$535.00 per week.

#### PROPERTY FEATURES UPPER LEVEL:

- 3 Large Bedrooms both with built-ins all with ceiling fans.
- Master Bedroom with ensuite.
- Small balcony off the second bedroom.
- Security and fly screens on all windows and sliding doors.
- Large Central Bathroom shower.
- Linen Cupboard.

#### PROPERTY FEATURES LOWER LEVEL:

- Modern Kitchen with Dishwasher and Modern Appliances.
- Lounge area flow out into the Front Court Yard.
- Airconditioned throughout.
- Separate internal Laundry.
- Separate Toilet.
- Single Garage with remote control and internal access.
- Full security and fly screens on all windows and doors.
- Covered Entertainment area.
- Fully fenced Court Yard.

#### OUTGOINGS:

- Body Corporate Levies: \$943.24 per quarter

- Sinking Fund Balance: \$116,168.82
- Brisbane City Council Rates: \$550.80 per quarter
- Urban Utilities Water: \$401.82 per quarter

#### LIFESTYLE FEATURES:

- 15 kms drive to the Brisbane CBD.
- 5 minutes walk to Train Station.
- 5 mins drive to Chermside Shopping Centre and Cinemas.
- 10 mins drive to Prince Charles Hospital and St Vincent Private Hospital.
- 5 mins drive to Westfield Chermside Shopping Centre.
- 10 mins drive to Arterial Tunnels North and South bound.
- Close to local Private and Public Schools, Cafes, Gyms and Parkland.

Please call Michael McMahon - 0413806161 or  
michael.mcmahon@mgmhomes.com.au for more details.

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