



2/3, Boulder Court, Nelly Bay



## Executive townhouse close to ferry

This modern townhouse is located approx 100m from the ferry, transport, shops, cafes and restaurants in a complex of just three. With low body corp fees and current rental of \$340 p/w, this property stacks up for those looking to invest or an easy low maintenance low cost modern home.

Downstairs features open-plan living opening onto the front deck with high ceilings and quality contemporary finishes. Split system air-cons throughout the property as well as ceiling fans, louvres and screened doors and windows keep the property cool throughout the year.

The modern kitchen features stone benchtops, gas cooktop, dishwasher, double sink, heaps of cupboard and drawer space and double aspect windows for natural light. Just off the kitchen is the laundry and a handy powder room and back door to the utility area.

The stairs take you up to a landing with cupboards for storage and timber floors on the upper level create a nice homely feel. The master bedroom features a stylish ensuite bathroom, walk-in-wardrobe and access to the large private roof terrace whilst the second bedroom is also generous and size with its own ensuite bathroom and built-in-wardrobes.

Finished to the highest standards, these properties have been built for tropical living and offer lots of extra features that will make life easier - spa and generator connection points, stone benchtops, internal laundry,

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**Price** SOLD for \$340,000  
**Property Type** Residential  
**Property ID** 849  
**Floor Area** 160 m2

### Agent Details

Alex Strens - 0429 079 429

### Office Details

Sales - Magnetic Island  
 Shop 3 & 4 147-153 Sooning Street,  
 NELLY BAY Magnetic Island QLD  
 4819 Australia  
 0499 772 296



downstairs toilet, louvre windows, air-conditioning and ceiling fans - even in the bathroom.

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