

Under Contract



3/3, 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 private balcony

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Price	\$340,000
Property Type	residential
Property ID	849
Floor Area	160 m2

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