



37/397 Trouts Road Chermside West, QLD



### FANTASTIC INVESTMENT OPPORTUNITY

This beautifully designed 3-bedroom townhouse offers great living space, air conditioning to living and bedrooms and with one of the largest sized yards in the complex, it is perfectly suited for a first-time investor. Currently tenanted until 09/12/24

- Price:** Offers Over \$720,000
- Council Rates:** \$480.95 p/q
- Water Rates:** \$298.00 p/q
- Strata Rates:** \$542.10 p/q



**Sue Ward**  
0427 073 434



**Zachary Ward**  
0417 918 176



GROUND FLOOR



UNITS 11 (LEFT) AND 20 (RIGHT)  
UNITS 16 (LEFT) AND 19 (RIGHT)



FIRST FLOOR

GROSS AREA 1980m<sup>2</sup>