



1/164 Mt Warren Boulevard Mount Warren Park, QLD 3 1 1

### Unbeatable Value, Zero Body Corporate Fees

Discover exceptional value in Mount Warren Park!

This small gem features 3 bedrooms equipped with built-in robes, ensuring ample storage. Stay comfortable year-round with the air-conditioned living area. The tidy kitchen adds practical charm to this home and with a single garage, this residence offers both comfort and practicality.

Undeniably appealing in terms of location and pure potential. The existing home, sitting on a level 399m2 allotment and only a short walk to schools, public transport and shops, presents an excellent opportunity to move straight in and add value over time.

Positioned only a short distance to the M1 and ideally located between Brisbane City and the Gold Coast, you have yourself the perfect home.

#### FEATURES LIST:

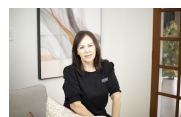
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**Price:** Offers Over \$420,000



**Bridgette Griffiths**

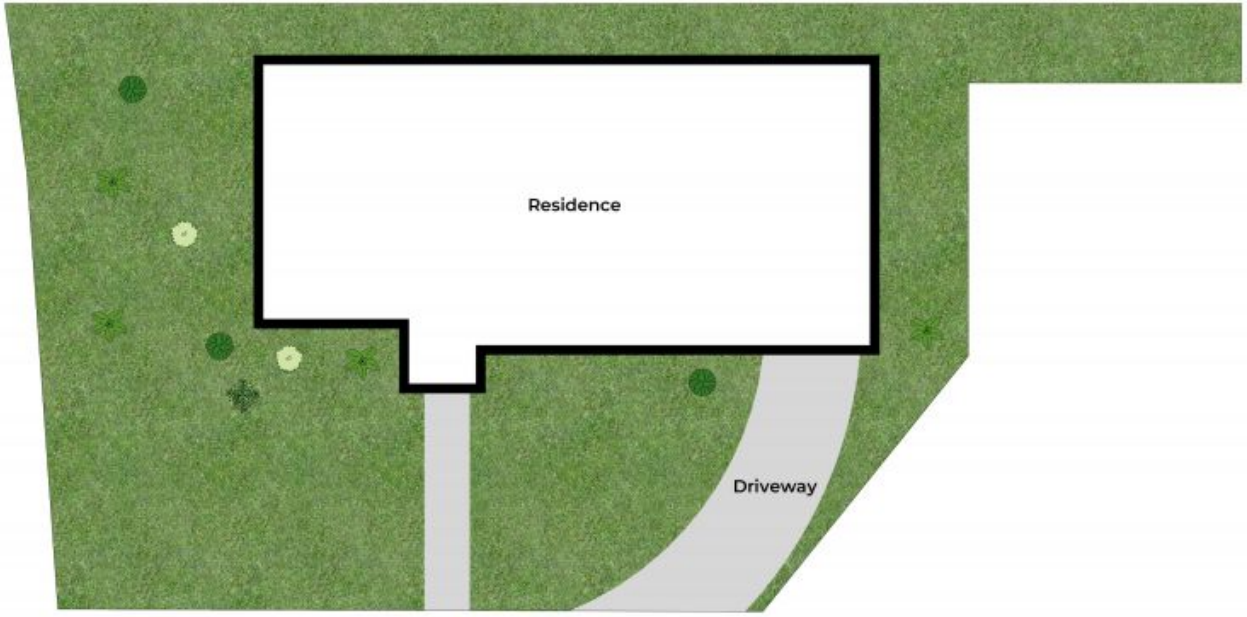
0430 445 750



**Leanne Gunn**

0413 817 092





Lot Area | 399 m<sup>2</sup>



Unless otherwise stated, all dimensions are in metres. Star arrows indicate the upward direction. This plan and information contained within is for illustrative purposes only and not guaranteed to be exact. Interested parties should make their own enquiries.



Approx. Floor Area | 102 m<sup>2</sup>

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