






# UNIT 45 · \$485,000

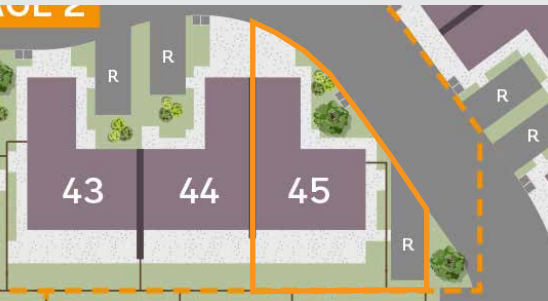
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## HOME MEASUREMENTS · TYPE L1

Ground Floor	4.8sq	44.7m <sup>2</sup>
First Floor	7.4sq	69.2m <sup>2</sup>
Garage	2.4sq	21.8m <sup>2</sup>
Porch	0.2sq	2.0m <sup>2</sup>
Alfresco (includes uncovered areas)	2.1sq	19.8m <sup>2</sup>
<b>Total Area</b>	<b>16.9sq</b>	<b>157.4m<sup>2</sup></b>
Private Open Space	4.6sq	43.0m <sup>2</sup>
Exclusive Use Space	3.4sq	32.0m <sup>2</sup>
<b>Total External Space</b>	<b>8.1sq</b>	<b>75.0m<sup>2</sup></b>

This home features a single car lockup garage, 3 generous bedrooms, 2 spacious bathrooms, including 1 bath, and a convenient ground floor powder room, all finished tastefully with high quality fixtures complemented by a palette of crisp bright interiors and fresh earthy tones.

This townhome is both a beautiful home and a wise investment.



Exclusive use spaces include, where applicable, driveway, paths, dedicated adjacent off street parking areas. Private open spaces include fenced garden bed, plants, turf and aggregate area. Stairway void included in floor area. A portion of the Alfresco may be uncovered. Ausbuild reserves the right to change plans as required. Plans remain the property of Ausbuild Pty Ltd and cannot be copied or reproduced without prior written consent. QBCC 21710