

# BOKA

## REAL ESTATE



### Sophisticated & Stylish Living – Investors this one's for you!

Situated at the front of this quiet complex this immaculate and welcoming 3 bedroom 2 bathroom townhouse has everything to offer. You are within walking distance to bus stops as well as being in close proximity to local school, convenient store, restaurants and park. The convenience associated with the location of this townhouse is outstanding! Currently tenanted to A-grade tenants at \$500 per week. If you are an investor looking to invest this is the perfect opportunity for you. This beautifully presented townhouse can be your next abode. With an abundance of natural lighting, space and versatile practicality, the functional layout makes this ideal family living.



#### Home Features:

- 3 bedrooms mirrored built ins to all bedrooms
- Ensuite to main bedroom and balcony overlooking the front yard
- Carpets throughout upstairs living space
- Tiled throughout down stairs living space
- Ducted air conditioning throughout
- Open plan kitchen, living and dining area
- Gas cooking with stainless appliances
- Internal laundry with toilet
- Basement parking with lock up garage
- Fully concreted back yard
- Low maintenance townhouse
- Currently tenanted at \$500 per week
- Close to school, convenient store, parks and bus stops.

1/209 Memorial Ave, Liverpool

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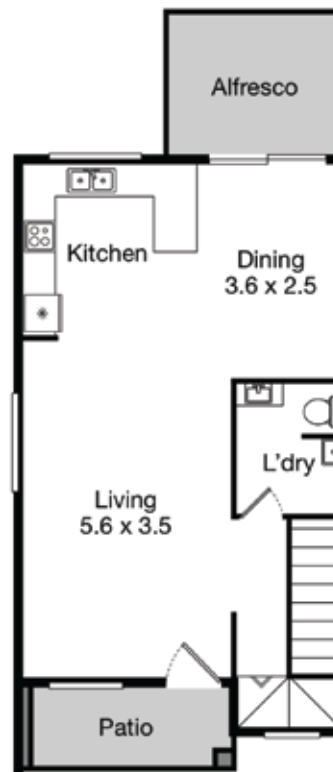
Boka Realestate Preston



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Prestons



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Ground Floor



First Floor

1/209 Memorial Ave, Liverpool

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