



2/32 Tramline Rise, **Burnside**

FIRST HOME BUYERS..... GET IN AND GRAB YOUR \$15,000 GRANT!!!! - Ref: 3800

Brand New.... Just Finished.... Perfect for First Home Buyer.... Fantastic tax benefits (Depreciation) for investors.

This house sized duplex has just been completed in the Groves on "THE BEST BLOCK" in the development!!

Sitting on top of the hill to capture those afternoon breezes and has panoramic hinterland views that will never be built out - you will not find a better spot to call home. This would be perfect for the First Home Owner or the Investor, being brand new and first owner you would be entitled to the first home owners grant of \$15,000 or the investor would get the maximum depreciation on a new building.

Unit 1

Amazing Views, Own Your Own Slice of Heaven!

This is a modern open plan duplex with a large deck out the front and a patio out the back for Queensland lifestyle, quality fixtures and fittings with a gourmet kitchen, stone bench tops, breakfast bar, stainless steel appliances, designer hanging lights and overhead cupboards. There are 3 large bedrooms, ensuite to the master and a main bathroom. There is a massive double lock up garage (DLUG) and air-condition in the master and family rooms with fan through out and a separate laundry. The duplex only shares one common wall between the garages. So there will be no noise complaints here.

Offers above \$450,000

Unit 2

Brand New, Uninterrupted Hinterland Views and Privacy

This one has a little more privacy than Unit 1, it has an alfresco patio off the lounge & kitchen with views of Montville and the rolling hills. Complete with galley style kitchen, stone bench tops, modern designer lighting, stainless steel appliances, air conditioning through out, fans in all the bedrooms and living.

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

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 417 sqm

OFFERS OVER \$420,000

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