

1/10 Gloucester Crescent, Darling Heights, Qld 4350



Unit For Sale

Wednesday, 29 May 2024

1/10 Gloucester Crescent, Darling Heights, Qld 4350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Rach Hinz
0746338899



Andrew Smith
0409628689

Offers Over \$339,000

We're pleased to present this VERY comfortable and LIVABLE unit to the market! Situated in a quiet Street just a short stroll from the Japanese Gardens and USQ "Oakmont" is a well presented complex of just 2 units – NOT easy to find these days. Unit 1 is a ground floor property that has plenty to offer and feels light, fresh and "just like home". Features include a bright updated kitchen and spacious bathroom, a very comfy & inviting living area with reverse-cycle air conditioner that opens out to a sunny East facing porch, two bedrooms with built-ins and reverse-cycle air conditioners, a large laundry and a single lock-up garage with remote door. There is attractive and very practical vinyl floor coverings to the living and traffic areas and carpets to the bedrooms and for your piece of mind security screens through-out. Outside there is also plenty on offer with a smart looking pebbled area off the laundry, there is a handy garden shed and rainwater tank and at the front of the unit is a vast grassed & fully fenced area with plenty of space for a dog or maybe a caravan or maybe both! There are no strata fees the 2 owners simply split the annual insurance costs which come to circa \$600.00 each. Call Rachel or Andrew TODAY to arrange to view this great property for yourself. Features Include: Two bedrooms with built-ins and reverse-cycle air conditioners Very functional updated kitchen Updated bathroom Inviting living space with reverse-cycle air conditioner Large inside laundry Single lock-up garage with remote door Security screens Garden shed Rainwater tank Loads of outdoor space Strata fees – ½ Insurance circa \$600pa Rates \$1103.57 ½ year net Water access \$315.29 ½ year net Disclaimer: Neither the vendors nor The Real Estate People (Including, but not limited to, its agents, directors, associated entities or legal assigns) either jointly or severally give any warranty, and no warranty is implied, as to correctness, accuracy or worth of the information contained herein. No representations are made or implied as to value, worth or suitability (for any purpose whatsoever) of the property as described herein. It is recommended that prospective purchasers ascertain the