

1/104 Ridge Street, Northgate, Qld 4013

Place. **P**

Sold Townhouse

Wednesday, 21 February 2024

1/104 Ridge Street, Northgate, Qld 4013

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 292 m2

Type: Townhouse



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Contact agent

WOW - What Character! What History! What an opportunity! Are you a fan of the classic QLD Workers Cottage? Do you adore features like hoop pine floorboards, high ceilings, VJ walls, dado & picture rails and ornate breeze-ways? If the answer is yes, then this 1930's Cottage is calling your name. As part of a townhouse development, the original cottage was moved in 2011. The property was raised and built-in under, creating even more spaces downstairs, plus secure, off-street parking. Today 1/104 Ridge St is a character filled, comfortable and versatile home. It's deceptively large, with 283 m² living space under roof with front and rear verandahs, plus a downstairs courtyard. We are positioned on a small lot of approx 312 m² (26m depth x 12m frontage), within a Community Title Scheme of five other Townhouses. Features of the home include; Three large bedrooms upstairs Master Bedroom with ensuite and large WIR's Formal dining and living spaces Renovated kitchen with modern appliances Ground floor has Utility Room, Laundry, Shower & Toilet 2 Lock-up car spaces and versatile storage options Split system A/C throughout, plus fans 5Kw Solar and Water Tank Only 5 Townhouses in the complex, all owner occupied Just a short walk away you have the local Northgate Shops and Veterinary, FICK Brewery and the delectable Flour & Chocolate. Nundah Village, with all its specialty shops, gyms and pubs is very handy. There are excellent public transport options, with Train & Bus. Brisbane airports, DFO and Chermside Shopping Centre are all approximately 10-15 mins away. Brisbane CBD is approx. 20 mins away. Body corporate details; Quarterly Admin Fund \$290.00 Quarterly Sinking Fund \$324.00 Quarterly Insurance Levy \$626.64 Balance of Sinking Fund \$50,107.58 (as at 31 July 2023) Quarterly BCC Rates \$480.65 Pets are permitted, subject to Body Corp By-Laws Original Cottage Built circa 1930's Current market rent appraisal is \$700 - \$750 per week. 1/104 Ridge Street has a very special WOW! What a chance to secure a character filled home that offers space, versatile, history and that unique QLD'er charm. Call now to arrange a convenient time. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.