

**1/11 Derby Street, Pimlico, Qld 4812**



**Unit For Sale**

Friday, 10 May 2024

1/11 Derby Street, Pimlico, Qld 4812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 156 m2**

**Type: Unit**



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## Offers Over \$319,000

Pimlico: the suburb with tree-lined streets and only a stone's throw away from everything you could ever need. This immaculately presented, ground floor unit has been lovingly cared for by the current owners for over a decade and now it's ready for a new family to call home. Perfectly positioned in a quiet complex of six, Unit 1 boasts clean lines and a unique floorplan to ensure there is space for everyone. Being a low-maintenance unit ground floor unit with low body corp fees, this unit will suit the downsizer, first home buyer or the astute investor looking to add to their portfolio. The Unit is a huge 156 sq.m on title which is one of the largest units you will find in Pimlico! Down the driveway and past the front porch, you enter the unit into a generously proportioned main living space, boasting brand new carpets and crisp, neutral tones to capture the natural light. To the left off the living area is a privately enclosed, covered courtyard- the perfect backdrop for an evening glass of red and some quality, alfresco dining! Continuing through the space, the living room connects to the combined dining and kitchen, tiled for ease of maintenance and featuring plenty of space for the passionate cook to get creative. Down the hallway is the bedroom wing with three, spacious bedrooms, two carpeted and the third tiled. Two featuring built-in robes with sliding doors and all boasting split system air-conditioning. The bathroom features a large walk-in shower and combines as the laundry and showcases low-maintenance floor-to-ceiling tiles. There is also separate WC for convenience. The rear of the unit has direct internal access to the lockable single car garage. Weekend picnics will be plentiful being within walking distance of Gill Park or take a stroll through the Anderson Botanic Gardens and admire the tropical fauna, or even feed the birds in the lily pond. This home is a hop, skip and jump to some of Townsville's most prestigious schools, both primary and secondary, whilst a short trip in the car takes you to Castletown Shopping Centre for all your daily needs! The Mater Private hospital is situated just around the corner, and you are only a ten-minute commute to the Townsville CBD and the rest this beautiful town has to offer. 1/11 Derby Street has everything you need at your fingertips- there is nothing left to do other than move in! Whether you are a first home buyer looking to enter the market, an astute investor looking for a new addition to the portfolio or simply looking to downsize.