

1/16 Troughton Road, Sunnybank, Qld 4109



Sold Unit

Friday, 29 September 2023

1/16 Troughton Road, Sunnybank, Qld 4109

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 79 m²

Type: Unit



Ryan Lim
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\$480,000

Welcome to 1/16 Troughton Road, a 2 bed spacious and modern unit offering a comfortable and convenient lifestyle with its great location and local amenities. This home is perfect for the first home buyer, or an investor looking to make a potential rental yield of over 6%. - Built in 2020- Spacious open plan dining/living area opening out to a large outdoor balcony- Modern kitchen with induction cooktop, stone benchtops, dishwasher- 2 Bedrooms - each with built-in robes and ceiling fans- Integrated laundry - Ground-floor secure parking and bike storage- Elevator access- Communal rooftop recreation area including BBQ- Low body corp

Located close to: - Public transport with a local bus stop within 220m, train within 300m.- Shopping - Sunnybank Plaza / Market Square is just 2km away, 5km to Westfield Mt Gravatt- QEII Jubilee Hospital 2km- 2km to Griffith University Nathan Campus; 8km to Griffith University Mount Gravatt Campus Local schools Prep to Year 6 Sunnybank State School - less than 1km, a 10 minute walk Year 7 to Year 12 Sunnybank State High - 1.5km, walk there within 20 minutes. Across the road from St Thomas Moore College Brisbane Christian College Primary Campus 3km

Body Corp: ~\$3,680 per year Council Rates: ~\$1,980 per year Urban Utilities: ~\$1,420 per year Unit 1: Rented for \$525 per week until 28th May 2024. Please note: 9/16 is also on sale, with the same inspection times. 2 Bed 2 Bath 1 Car. Unit 9: Rented for \$480 per week until 3rd September 2023.