

1/1a Gore Street, Cambooya, Qld 4358



Unit For Sale

Wednesday, 17 April 2024

1/1a Gore Street, Cambooya, Qld 4358

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Melita Bell
0427796554



Pam Goodbody
0411643650

Offers Over \$379,000

Discover the perfect blend of comfort and convenience in this beautifully updated unit (Duplex) located in the heart of Cambooya. Step inside to find two generously sized bedrooms, each featuring built-in wardrobes, ceiling fans and polished timber floors that add warmth and character to the space. The brand-new kitchen is a home chef's delight, with sleek cabinetry, electric cooking, and ample storage, making meal preparation a breeze. The living and dining area, designed for relaxation, boasts air-conditioning and a ceiling fan to ensure comfort year-round. The polished timber floors continue here, enhancing the unit's contemporary feel. The modern bathroom is equipped with an open shower and toilet. Outside, the property includes an outdoor laundry room and an additional storage room, providing practical solutions for organisational needs. The double carport ensures ample space for vehicles and secure parking. Security is paramount, with the unit offering both security screens and security cameras for your peace of mind. The fully fenced block not only ensures privacy but also makes it an ideal choice for those with pets or young children. Enjoy the outdoors and relax on the front verandah, a perfect spot for a morning coffee or to unwind after a day's work. This unit is a true gem in Cambooya, offering a blend of modern features, security, and outdoor living spaces. Ideal for small families, couples, or anyone seeking a low-maintenance, ready-to-move-in home, this property promises a lifestyle of ease and convenience. Rent appraised at \$350-\$360 per week (subject to market conditions). Joint building insurance: approx. \$1,005 per unit per year. General rates: approx. \$810.01 net per half year. Water rates: approx. \$215.25 net per half year plus consumption. Primary school state catchment: Cambooya State School. High school state catchment: Harristown State High School. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.