

1/20 Harrier Place, Lowood, Qld 4311

Duplex/Semi-detached For Sale

Tuesday, 19 March 2024



1/20 Harrier Place, Lowood, Qld 4311

Bedrooms: 3

Bathrooms: 2

Parkings: 1

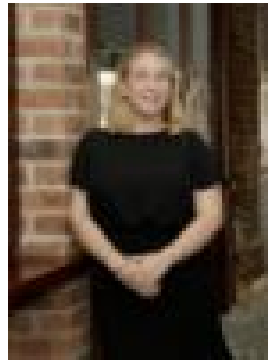
Area: 160 m2

Type:

Duplex/Semi-detached



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\$489k Negotiable!

With nothing to do besides move on in, 1/20 Harrier Place is a dream come true! New carpet, fresh paint, new blinds, new doors, new dishwasher - just about everything is new! It's all in great condition and would be vacant upon settlement - perfect to move into, or put on rental market! Located at the end of a quiet cul-de-sac and in the increasingly popular Eagle Rise Estate, this 3 bedroom duplex is fully air-conditioned, has a huge en-suite and a lovely back yard! With your entry way tucked down the left side of the property and a security screen door, safety and peace has never been easier - the garage also offers all weather internal access, thanks to the sliding cavity door and the remote garage opener. The main hub of the home offers a living/dining area plus a family room - or, a formal dining area and a lounge room - the choice is yours! The kitchen has a dishwasher and electric appliances and was kitted out with the overhead cupboards and breakfast dining bench top. The master bedroom has a large 3 door (1 mirrored) wardrobe, private access to the patio area, air-conditioning and a great sized en suite! The other 2 bedrooms also have mirrored (1) built in robes and air-conditioning, the end bedroom having plantation shutters, and all bedrooms also having ceiling fans. The outdoors is another fantastic spot - with a large covered patio area that could be the perfect space to entertain guests and enjoy your downtime - with room for the kids and pets too. The Harrier Place cul-de-sac street is a very quiet place that is filled with quiet and respectful neighbours and gives you a real sense of community. This unit is within walking distance to Lowood High School and only a short drive for the kids at Lowood Primary School - the heart of Lowood, the CBD, is also within the same proximity - offering everything from your grocery shopping at Drakes IGA, medical requirements, the Mitre 10 Hardware Store, the Lowood Hotel for meals and drinks, the local bakery and so much more. There is no body corporate fees/charges for this property (admin/sinking fund etc) - there is just a shared insurance policy over the whole property, which is approx \$900 p/yr, per side. For the investors, this has a rental appraisal of \$375 to \$385 p/wk, offering a great return! Council rates are approx \$1800 for the year, and water and sewerage access charges are approx \$232 p/qtr. In brief: 3 bedrooms, 2 bathroom, 1 car garage All bedrooms air-con & built in wardrobes Master bedroom with en suite Huge bath in the family bathroom Large living area, air-conditioned Spacious dining area, large kitchen Great sized back yard Patio access from lounge & main bedroom \$460 to \$480 p/week rental appraisal \$1800 p/yr local council rates \$232 p/qtr sewer and water access charges + usage \$900 p/year p/side shared insurance Currently vacant, move in ready*

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