

**1/29-31 Ackers Street, Hermit Park, Qld 4812**

**House For Sale**

Thursday, 18 January 2024

1/29-31 Ackers Street, Hermit Park, Qld 4812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 116 m2**

**Type: House**



Jools Munro  
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Craig Allom  
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## Offers Over \$340,000

This body corporate is cheaper than house and contents insurance - you simply have to have a look at this !! Plantation shutters installed throughout add an executive feel. Freshly painted interior, private courtyard, storage room with built in shelves - this unit is brilliant. Located in the city fringe suburb of Hermit Park with public transport and convenience shopping within walking distance - hard to find a better spot. Floor plan is available on this website. The seller is upsizing - so do come and inspect!

- Pets Small pets are allowed - subject to body corporate approval.
- Body Corporate Fees Total per annum: \$2,612.25 (The body corporate disclosure statement, CMS (community management scheme - rules of the complex), Minutes of the Annual General Meeting (29.08.2023) are available)
- Rates Information Half Yearly (includes water allowance): \$1,509.12 (Remember the Townsville City Council do offer discounts for eligible persons for the rates)

You will adore :

- an end unit brings in so much more light to your living areas
- plenty of room to reverse park or drive straight into your lockable garage
- walk internally from the garage through a generous storeroom with built-in shelf into your home (great security)
- quality plantation shutters have been installed on every window - what an atmosphere they create
- freshly painted through the interior living areas and bedrooms
- split system air-conditioning in every bedroom and in the living room
- modern black fans in all bedrooms and in the living area
- sensibly the living area, kitchen, hallway and wet rooms have been tiled
- good condition carpets are in every bedroom
- separate toilet
- spacious bathroom and laundry are combined with exhaust fan
- kitchen is super modern boasting Stone Bench Tops, dishwasher space, overhead nook for microwave, generous modern cabinetry, wonderful electrical appliances, views over the grass common area and loads of natural light
- spacious master bedroom, a wall of built in storage and ceiling fan - great views of the grassed common area
- 2nd bedroom has built in cupboards
- 3rd bedroom has a built in cupboard
- all bedrooms overlook the private courtyard

Electrical safety switch in place. Smoke Alarms are compliant for Qld Legislation. Jools Munro & Craig Allom are very proud to be helping the seller upsize her family's living arrangements. We will present every offer to purchase this property and every buyer will get a chance to view the property virtually or in person. Please note we will be advertising Open Homes on websites. Craig and Jools are blessed to be working 7 days a week - please do call to arrange an inspection!