

1/31 James Street, Lowood, QLD, 4311

Sold Townhouse

Thursday, 13 April 2023



1/31 James Street, Lowood, QLD, 4311

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Carrie Bischoff

SOLD BY CARRIE & RICHARD

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CENTRAL LOCATION & IMMACULATELY PRESENTED!!!

This spacious, low maintenance duplex enjoys a prime, central location only a moments walk from Lowood's shops, cafes and takeaways and just a short drive to the local Primary and High School. Meticulously cared for and lovingly maintained and offering a functional and spacious floorplan for the discerning buyer. With 2 living areas, 3 generous bedrooms, each with built in robes, a modern, galley style kitchen, combined kitchen, dining and living areas, two way access bathroom and a covered rear entertaining area. The rear yard is private and fully fenced with enough space for the family pet but small enough for easy maintenance and is complete with 2 on-slab garden sheds. This modern duplex will suit first home buyers, retirees and investors alike looking for a quality property with an enviable flood-free and central position in Lowood.

Features:

- Open Plan Kitchen + Dining + Living Rooms
- Modern Kitchen with Electric Cooktop and Oven
- Ample Bench and Cupboard Space + B'fast Bar (Stone Tops)
- Separate Carpeted Lounge
- 3 Generous Bedrooms with Built in Robes
- Alfresco Entertaining – Under Roof line
- Easy care timber look flooring
- Security Screens throughout
- Rain Water tank
- Single Lock Up Garage – Remote Controlled
- Fully fenced rear yard
- 2 Garden Sheds
- Stenciled Concrete Driveway & Pathways
- Solar Hot Water System
- Established Lawns & Gardens
- Solar System
- High & Dry Not affected by 2022 or 2011 Floods
- Smoke Alarms 2022 Compliant

Expected rent return that could be achieved is \$360 per week.

There is NO body corporate fees on this property! There is a shared insurance policy over the whole property (unit 1 and 2) which is shared with the owner of Unit 1. Costs as per last renewal \$1,283.07 in total, \$641.53 per unit.

Urban Utilities : \$238 per quarter

Somerset Council Rates : \$574 per 6 months (Owner Occupier)

Offering inspection by appointment only. Don't delay – call Richard today on 0408 477 188.

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