

**1/316-318 Hume Street, Centenary Heights, Qld
4350**



Sold Unit

Wednesday, 21 February 2024

1/316-318 Hume Street, Centenary Heights, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



James ODonohue
0488144347



Shaun Blackburn
0490499194

\$390,000

- 3 generous bedrooms each fitted with built in robes and ceiling fans- Light filled, spacious open plan living and dining space - Contemporary kitchen equipped with electric cooktop, electric oven, rangehood and dishwasher, also boasting under cupboard lighting, stylish tiling, 2 bowl sink and plenty of bench space and cupboards- Modern bathroom with large walk-in shower, vanity, linen cupboard and toilet- Spacious laundry with feature splash-back and second toilet- Security screens fitted to doors and windows- Private and secure patio - Single lockup garage with a 5.3m x 2.3m lockable storage area- Rent appraised at \$400 per week

Explore the dynamic blend of vibrant living and prime location in Unit 1 at 316-318 Hume Street, positioned in the desirable suburb of Centenary Heights. This unit, is the first of 6 in a centrally located and popular complex, provides an exceptional setting that's merely moments away from schools, shopping centers, parks, and the heart of the city. Perfect for those who value convenience and accessibility in their day-to-day lives. Step inside to find three generously sized bedrooms, each outfitted with built-in robes and 2 with ceiling fans, ensuring comfort for all. The heart of the unit unfolds into a light-filled, spacious open-plan living and dining area. This welcoming space promises a comfortable setting for relaxation and entertainment. The contemporary kitchen serves as the culinary hub of the unit, equipped with an electric cooktop, oven, rangehood, and dishwasher. Under-cupboard lighting illuminates stylish tiling, while a 2-bowl sink and plenty of bench space and cupboards cater to your cooking and storage needs, making meal preparation both enjoyable and efficient. The modern bathroom features a large walk-in shower, vanity, and linen cupboard, alongside a toilet, offering convenience and style. Additionally, a spacious laundry with a feature splashback and a second toilet enhances the home's functionality. Security screens fitted to doors and windows ensure peace of mind, while outside, a private and secure patio provides the perfect retreat for outdoor relaxation or entertaining. Completing the package is a single lock-up garage, complemented by a significant 5.3m x 2.3m lockable storage area, providing ample space for vehicles and extra storage needs.

Investors - Our property management team has recently appraised the property at \$400 per week, subject to market conditions. Whether you're downsizing, investing, or stepping into the property market, this unit offers a blend of comfort, style, and convenience that's hard to surpass in Centenary Heights. For your convenience Team Elevate is available 7 days a week to arrange your private viewing.

Body Corporate Fees: Approx. \$745 per quarter
General rates: currently \$1,103.56 net per half year
Water rates: currently \$314.95 net per half year plus consumption
Primary school state catchment: Middle Ridge State School
High school state catchment: Centenary Heights State High School