

1-4/124 Amelia Street, Nundah, Qld 4012



Townhouse For Sale

Wednesday, 24 April 2024

1-4/124 Amelia Street, Nundah, Qld 4012

Bedrooms: 12

Bathrooms: 8

Parkings: 4

Type: Townhouse



Simon Rodd
0452246965



Val Ryman
0411264856

Offers over \$650,000 considered

Welcome to this stunning townhouse complex of 4 units, located at 124 Amelia Street Nundah. Built in 2006, situated on a 1055m² block with just 4 townhouses, this is a great opportunity to secure a property in a great location, close to local amenities. The townhouses are the same in configuration, with two being the mirror image and all featuring a modern design comprising, spacious open plan living area with well appointed kitchen with appliances, laundry room and ground floor powder room. To the first floor are 3 generous bedrooms, the master with an ensuite in addition to the family bathroom. Each unit has its own private yard, with the 2 end units benefiting from the addition of a side garden. There are single garages adjoining each unit, with direct access into the home. The complex is tidy and well maintained, with visitors parking available, and a body corporate in place. A copy of the body corp disclosure is available on request. Unit 1 - Tenanted until 28/8/24 Unit 2 - UNDER CONTRACT Unit 3 - Tenanted until 20/8/24 Unit 4 - Tenanted until 14/8/24 Rental appraisal - \$620-\$670pw per unit Current BC Fees - Unit 1 - \$4085.50pa Current BC Fees - Unit 2 - \$2859.15pa Current BC Fees - Unit 3 - \$2859.15pa Current BC Fees - Unit 4 - \$3812.20pa Sinking fund \$12,000 approx Rates - \$480.95 qtr per unit (owner occupier approx \$395 per Qtr) With a price guide of Offers over \$650,000 considered, these properties offers incredible value for its size and location. Don't miss out on the opportunity to own this beautiful townhouse in a prime urban location. Contact us today to schedule a viewing and make this property your new home! ** Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.