

# 1/4 Aplin Street, Townsville City, Qld 4810



## Unit For Sale

Wednesday, 22 November 2023

1/4 Aplin Street, Townsville City, Qld 4810

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 95 m2**

**Type: Unit**



Fit Malau-Aduli

**\$375,000 - \$400,000**

~ FREQUENTLY ASKED QUESTIONS -- Council rates (2023): \$1584.01 per half year - Body Corporate fees (2023): \$6,296.98- Current rental return: \$510/week until October 2024- Rental Appraisal: \$500-\$550/week Nestled at 1/4 Aplin Street, Townsville City, this meticulously presented apartment beckons both astute investors and discerning owner-occupiers alike. Offering a perfect blend of deluxe living and low-maintenance convenience in the heart of Townsville, this property is strategically positioned along the river, within a leisurely stroll to the Stadium, shops, trendy cafes, and a myriad of bars and restaurants. Spanning two impeccably designed levels, the interiors of this apartment are not only sleek and comfortable but also promise versatile appeal. The open living and dining zone create an inviting space for relaxation or entertaining, making it equally enticing for those looking to nest or invest. Step out onto the generously sized entertaining courtyard, capturing delightful hilltop views, and envision the potential for alfresco dining and weekend barbecues—a feature bound to attract both lifestyle seekers and those with an eye for capitalizing on rental opportunities. The well-appointed kitchen, adorned with streamlined stone craftsmanship and an electric cooktop, ensures a perfect balance of style and functionality, appealing to both homeowners and potential tenants. Upstairs, two bedrooms with built-in wardrobes, including a master bedroom with an ensuite, offer a comfortable retreat for residents or tenants. This property, complete with a concealed internal laundry, plush carpeted floors, and air conditioning, is not only move-in ready but also requires no further investment, making it an attractive proposition for both investors seeking rental returns and owner-occupiers seeking a hassle-free home. Situated near Country Bank Stadium, Townsville University, and parks, this residence caters to the diverse needs and desires of both investors and owner-occupiers, promising a lifestyle that combines modern comfort, strategic location, and potential returns. Seize the opportunity to make this versatile property your own and experience the best of Townsville City living, whether you're investing for the future or seeking a place to call home. Call Fit on 0447 216 231 before this opportunity slips out of your fingers!