

**1/40 Patrick Street, Aitkenvale, Qld 4814**

**Sold Unit**

Friday, 1 December 2023

1/40 Patrick Street, Aitkenvale, Qld 4814

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Trevilyan  
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## Contact agent

Presenting an exceptional opportunity to own or invest in this cosy two-bedroom unit, one of only four within the complex. The property has undergone revitalizing renovations, including a modernized kitchen, while the complex benefits from a brand new roof. Situated discreetly away from the street, this inviting unit offers a perfect blend of comfort and convenience in a central suburb. It boasts a prime location within walking distance of two major shopping amenities in Townsville, with a public transport route just one street away. Immaculately maintained, the unit features:

- The Property
- A ground floor apartment nestled in a four-unit complex, ensuring peace and privacy
- Fully air-conditioned living areas adorned with stylish tiles throughout
- A welcoming open plan living and dining room, providing versatile space
- A recently upgraded kitchen equipped with ample cupboard and bench space, blending practicality and aesthetics
- Two air-conditioned bedrooms with built-in robes, offering a tranquil retreat
- A rear courtyard, perfect for savouring your morning coffee or creating a delightful play area for children
- An internal laundry for added convenience
- A single lock-up garage accompanied by a storeroom, catering to your parking and storage needs

This unit is currently tenanted until April 2024, generating a steady rental income of \$240 per week with an exceptional tenant. However, with a rental appraisal range of \$320 to \$350 per week, the unit holds potential for increased returns.

**Additional details:**

- Body corporate fees are \$4,060 annually
- Rates amount to \$1,788.20 half-yearly

**The Location**

Centrally positioned, with Stockland and Centro shopping centres just a leisurely stroll away, ensuring effortless shopping experiences. Medical centres, convenience stores, and public transport options all within easy walking distance, enhancing everyday convenience. In close proximity to Lavarack Barracks, James Cook University, and Townsville Hospital, appealing to a wide tenant base. Conveniently located near a variety of primary and secondary schools, offering a range of educational opportunities.