

1/411 Rode Road, Chermside, Qld 4032

Place. **P**

Unit For Sale

Wednesday, 22 May 2024

1/411 Rode Road, Chermside, Qld 4032

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 92 m2

Type: Unit



John Andrew
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Offers Over \$600K

This is a timed sale. Offers are only accepted within the set timeframe. Click here to make an Offer - <https://buy.realtair.com/properties/1312301/411 Rode Road Chermside is 2 Bed, 2 Bath Ground Floor Unit, with Large Deck & Garden> – WOW what a combination! Recently renovated from top to bottom, there is nothing to do except move-in and enjoy the indoor and outdoor living spaces on offer. You will definitely be impressed with large entertaining deck and surrounding gardens. Having a separate place for a fire pit is another great asset to entertain your friends and family. The floor plan offers an open and relaxed living feel, with an abundance of natural light. The kitchen has stainless-steel appliances, four-burner stovetop, rangehood, tiled splash back, floor to ceiling cabinetry, soft close drawers and large benchtop and breakfast bar. Additional highlights of the unit include: • Recently renovated • Study Nook • Air-conditioned • New curtains and blinds • Low-maintenance gardens • Laundry facilities in main bathroom • Single lock-up garage

Body Corporate Contributions; Admin Fund \$1600.00 (per annum, paid in 2 instalments) Sinking Fund \$552.00 (per annum, paid in 2 instalments) Balance of the Sinking Fund \$ 42,520.75 as at 31/03/2024 Rates \$386.75 Year Built – 1998 Lease: currently rented at \$620.00 per week. The current Lease ends 23 August. Our location is very handy to Chermside Shopping Centre, the busway on Gympie Rd to the City, easy to the Airports and to the Gateway to get away for the weekend. Ground floor units are always in high demand, this Unit is extra special with the Deck, so we are expecting significant interest. Phone marketing agent John Andrew to arrange your inspection today!

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.