

10/1 Michel Place, Telina, Qld 4680

Townhouse For Sale

Thursday, 14 December 2023



10/1 Michel Place, Telina, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 168 m2

Type: Townhouse



Luke Watts

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Hannah Watts

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Offers Over \$299,000

New Carpet, New Paint, New appliances, New fittings and 100% ready for immediate and smooth possession on sale! Unit 10/1 Michel Place is the latest and greatest townhouse in Gladstone's most popular gated community complex – Park Avenue! These units do NOT stay available for long and with unit 10's recent improvements this will be no exception to the trend! This particular unit can accommodate THREE vehicles with its clever drive through double garage leading to an open carpark at the rear! Perfect for boats/camper trailers and more! This is an incredibly rare feature you will struggle to find anywhere else! With a popular array of extras including 20m swimming pool and entertainment pavilion/BBQ area this complex is truly second to none in the Gladstone Region. Internal Features: • Fully Re-carpeted throughout and freshly painted only days ago! • 3 truly spacious bedrooms, all big enough for king size bed suites • 2 full bathrooms with 3rd toilet on the lower level • Fully covered front porch/entryway with double timber-door main entrance. • Air-conditioned dining/living area with extra high raked ceilings creating a wonderful sense of space and unique living you won't find elsewhere! • Well appointed kitchen with all new appliances! Dedicated pantry, double sink, dishwasher, range hood, ample bench space and direct access to the laundry. • Loads of storage options with storage under the stairs and sliding mirrored robes in all three bedrooms with his & hers robes in the master bedroom. • Main bathroom with separate shower and bath – ideally located directly adjacent to bedroom 1&2 • Handy ensuite in the main bedroom with extra wide vanity benchtops • The air-conditioned main bedroom also offers direct exclusive access to the tiled front balcony/deck • RARE – Double remote control lock-up garage PLUS additional 3rd parking bay in the rear courtyard accessible via a single roller door at the back of the garage – ideal for 3rd vehicles/camper trailer/small boat etc. External Features: • Fully fenced and genuinely spacious rear courtyard with extra high timber fencing – pets allowed on approval by the body corporate! • Ideally located within the complex with no rear neighbours. • The 3rd carpark in the rear courtyard doubles as an outdoor area if a 3rd vehicle is not required. • Extra deep driveway spacious enough for guest parking out front. Complex Features: • Resort style living with stunning common grounds and immaculately kept gardens/lawns • On site caretaker • MASSIVE 20m swimming pool exclusively for resident use • Huge entertainment pavilion with all the extras including change room/toilet and BBQ facilities • Putting Green adjacent to the Pool and Entertainment Pavilion • Private access to the complex. This is a fully gated community with pin code access for vehicles and walk-in traffic. Local Council Rates: Approx \$3,500 p/y Body Corporate Rates: Approx \$8,489 p/y Rental Appraisal: \$420 - \$450 p/w Contract Luke Watts today to arrange a private inspection. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**