

# 11/20 Paddington Drive, Carrara, Qld 4211

## Townhouse For Sale

Thursday, 7 December 2023

11/20 Paddington Drive, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sarah Davari  
0403042668

## Offers Above \$600,000

Centrally located in Carrara, this modern townhouse is ideally positioned in a quiet, family friendly secure gated boutique complex of only 22. Freshly renovated, this property is vacant and ready for new owners to move in! An ideal opportunity for first home owners or investors wishing to add to their property investment portfolio with a low body corporate and strong rental return of approx \$750p/w. This 3 bedrooms, 2.5-bathroom private townhouse with only one adjoining neighbour boasts the following features;

Downstairs;- Open plan air conditioned living & dining area with new floorboards/carpet- Skyline views from the living- Plenty of natural light throughout- Large kitchen with stainless steel appliances and plenty of cupboard space- Spacious bedroom with built in robe, fan- Internal laundry plus separate powder room- Landscaped garden & large timber deck for entertaining

Upstairs;- Master with air-con, ensuite and large walk in robe - 2nd bedroom with built in robe, fan- Separate toilet and bathroom

Extra features;- Remote controlled single lock up garage plus off-street parking for 1 car and visitors car park opposite- Under house storage - Walk to park, shops/cafe, public transport- Great for investment, first home buyers or downsizing from a house

This property won't last long! Contact Sarah Davari on 0403 042 668 to arrange your inspection today.

Body Corporate: Approx \$76 per week. Council Rates: \$1,834.92 per year (approx.) Rental Appraisal: \$750 per week.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.