

11/302 College Road, Karana Downs, QLD, 4306

Sold Unit

Thursday, 13 April 2023



11/302 College Road, Karana Downs, QLD, 4306

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Carrie Bischoff



Kay Camilleri

ANOTHER ONE SOLD BY CARRIE & RICHARD BISCHOFF

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HOLE-IN-ONE POOL-SIDE 3 BEDROOM TOWNHOUSE OVERLOOKING BRISBANE RIVER GOLF COURSE

ATTENTION ALL INVESTORS, FIRST HOME BUYERS, RETIREES, EMPTY NESTERS OR THOSE WANTING A LOW MAINTENANCE, SECURE AND AFFORDABLE HOME WITH ALL THE BENEFITS OF GOLF COURSE LIVING!!!!!!

OCCUPYING ONE OF THE BEST NORTHERLY POSITIONS IN THE COMPLEX - NICE END UNIT, TENNIS COURT, POOL AND BBQ AT YOUR BACK DOOR PLUS A LARGE, FULLY FENCED REAR YARD AND IS PET FRIENDLY!!

Look no further – this is the home for you! This lovely, split-level design townhouse has been lovingly maintained and cared for and occupies an enviable location, situated next to the Pool and BBQ Area with the manicured, ever-green lawns of the Brisbane River Golf Course beyond! This is all about lifestyle and location, and yet so affordable and set in a safe community with onsite management. So close to everything, yet far enough away from the hustle and bustle of everyday life. Long term tenant in place until April 2023 who wants to stay!! Get in quick as this one won't last!

FEATURES AT A GLANCE :

- ** Front Tiled Courtyard with Screening Hedge
- ** Split Level Design, 5 Steps Downstairs & 5 Steps Upstairs

UPSTAIRS:

- ** Three good-sized Bedrooms All with Built in Robes & Ceiling Fans
- ** Main with Air-Con & Northerly Balcony + Ensuite with Shower, WC & Vanity
- ** Second Bedroom with Balcony
- ** Main Bathroom – Shower & Separate Bath & WC

DOWNSTAIRS:

- ** Stylish Kitchen with Dishwasher & Electric Cooktop & Breakfast Bar
- ** Dining Area Opening Onto Rear Courtyard
- ** Large Carpeted Lounge with Air-Con
- ** Alfresco Courtyard
- ** Powder Room
- ** Internal Laundry
- ** Under Stairwell Storage
- ** Single Lock Up Garage with Internal Access

FACILITIES:

- ** Resort Pool & BBQ Facilities
- ** On site Management
- ** Tennis Court
- ** Direct Access to Brisbane River Golf Course & Club House
- ** Pet Friendly Complex

Currently tenanted until mid-April 2023 returning \$340 per week rent

COSTS :

- \$1,030 per Quarter Body Corporate (approx.)
- \$430 per Quarter BCC Rates (approx.)

\$340 per Quarter Water Rates (approx.)

LOCATION:

Wonderful Community Atmosphere, Close to Shops, Golf Course & Bistro, Boat ramp, Parks & Bus Services for Private and State Schools both for Ipswich & Brisbane. Karana Downs Shops only a short stroll and Woolworths & Coles at Karalee Shopping Village only a 5 minute drive.

For your welcome inspection contact Kay Camilleri on 0417 793 544 or Carrie Bischoff on 0431 779 154

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