

**11/38 Morehead Street, South Townsville, Qld 4810**



## Unit For Sale

Saturday, 9 December 2023

11/38 Morehead Street, South Townsville, Qld 4810

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 105 m2**

**Type: Unit**



Fit Malau-Aduli

**\$420,000 - \$450,000**

~ FREQUENTLY ASKED QUESTIONS ~- Property was built in 2009- Council rates: Approx. \$3,300 p.a.- Body Corporate fees: Approx. \$6,700 p.a.- Current rent is \$495/week until January 15, 2024. Rental appraisal of \$530-\$550 for lease renewal- 50 units in total for the complex- Owners are motivated to sign a contract at offers above \$425,000 Presenting an exclusive opportunity in the highly sought-after Abode Apartments! This rare gem offers a lifestyle like no other, with three spacious bedrooms, each featuring ceiling fans, air conditioning, and ample wardrobe space. The modern bathrooms, including a luxurious deep bathtub, add a touch of sophistication. The open-plan living and dining space seamlessly integrates with the sleek kitchen boasting plenty of bench space and high-quality electric appliances. One of the standout features is the massive entertainer's patio, perfect for hosting special occasions or enjoying the sun-soaked afternoons. Residents can also indulge in the resort-style amenities, including an inground, onsite swimming pool. The property comes with the added convenience of two designated underground parking spaces, including a storage cage. Positioned on the ground floor, it offers easy accessibility. Enhanced security measures, an onsite manager, FOB access, security doors, and a gated carpark provide peace of mind. The prime location is walking distance to the new stadium, Palmer Street, and Flinders Street, offering access to an array of bars, restaurants, and cafes. Properties in this complex are scarce, so act quickly and submit your application to secure this extraordinary residence! For inquiries or to arrange a viewing, please contact Fit at 0447 216 231.