

**12/303 Bridge Street (12/24 Avondale Street),
Newtown, Qld 4350**



Sold Unit

Thursday, 7 December 2023

12/303 Bridge Street (12/24 Avondale Street), Newtown, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



John Rizqallah
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Scott Couper
0418534144

Contact agent

This 3-bedroom townhouse is located in "Avondale Villas", a modern, well managed complex built in 2016, and has the added bonus of dual access from Bridge Street & Avondale Street. This town house is only minutes from the CBD and Clifford Gardens Shopping Centre. This property has many features which include the following: Three spacious bedrooms, with the master bedroom boasting its own en-suite bathroom and a reverse cycle air-conditioner. The two other bedrooms are generously sized, equipped with ceiling fans, and offer built-in wardrobes for storage convenience. Tiled lounge and dining area feature a reverse cycle air conditioner, ensuring a comfortable living environment. Open Plan kitchen is well-appointed with modern amenities, including a dishwasher, Caesar stone bench tops and ample cupboard space to store essentials. 3 Toilets in total (1 downstairs and 2 upstairs in main bathroom and ensuite). Lovely outdoor tiled courtyard which is very private. European laundry tucked away downstairs with laundry tub. A large study nook to set up that home office or an extra play space for the children. (upstairs). Main bathroom with shower and separate bathtub and vanity. Single Lock up garage - remote controlled. Extra visitor car parking space. Outdoor communal gazebo. Security screens to all doors and windows. Investors take note: Currently rented at \$400 per week and lease in place until 6/4/2024 - At this stage the tenant would ideally like to stay on. Other units in this complex are renting for \$420 and \$430 per week. Rates \$1061.88 1/2-year net - Water access \$314.59 1/2-year net Body Corporate \$1530.00 pa net. The property benefits from its location, which is in close proximity to various amenities such as shops, schools, parks, and public transportation options, adding to its overall convenience and value. Please call John Rizqallah or Scott Couper to arrange a private inspection as no open houses will be scheduled.