

17/15 Ashley Court, Kallangur, Qld 4503

Townhouse For Sale

Thursday, 1 February 2024



17/15 Ashley Court, Kallangur, Qld 4503

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 136 m2

Type: Townhouse



Peter Evans
0733693651



John Rohde
0733693651

Offers Over \$450,000

Inspection Information: for open homes and private inspections, please meet out the front of unit 17. Invest in the thriving suburb of Kallangur with this fantastic townhouse offering an ideal investment opportunity. Boasting a lucrative rent return of \$460 per week, this property ensures a steady income stream for savvy investors. The townhouse features modern amenities, stylish interiors, and a prime location in the heart of Kallangur. What sets it apart is the low body corporate fees, making it an even more attractive investment choice. Don't miss out on the chance to secure a property that promises both strong returns and low ongoing costs.

Property Details: Modern finishes
Open dining and living area
Extra-large outdoor undercover area
Stainless steel kitchen appliances
Air-conditioning
Ceiling Fans
Fully fenced with private courtyard
Remote controlled garage
Internal laundry
Third toilet downstairs
Built-in wardrobes

Complex Features: Built in 2015
29 lots in complex
Low maintenance design
Visitor carparking
Pets can be approved

Location: 4 min drive to Petrie Train Station
6 min drive to Woolworths Petrie
7 min drive to Coles Kallangur
7 min drive to Kallangur Tavern
7 min drive to Kallangur Train Station
8 min drive to Pine Rivers Golf Club
8 min drive to IGA French's Forest
13 min drive to Westfield North Lakes
14 min drive to Ikea North Lakes
14 min drive to Costo North Lakes
14 min drive to Forgan Picnic Area
26 min drive to Brisbane Airport
43 min drive to Brisbane CBD
1 hour drive to Sunshine Coast

School Zones: Kallangur State School (Prep to Year 6) - 6 min drive
Dakabin State High School (Year 7 to Year 12) - 8 min drive

Rental: Currently rented to 09/01/2025 for \$460.00 per week - long term tenant (6 years+)
Rental Appraisal: \$460.00 - \$480.00 per week unfurnished

Costs: Body Corporate Fees: \$865.00 per quarter approx
Council Rates: \$520.00 per quarter approx
Water Rates: \$440.00 per quarter approx

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