

19/23-25 Blackwell Street, Hillcrest, Qld 4118

AREA SPECIALIST

Sold Townhouse

Friday, 29 September 2023

19/23-25 Blackwell Street, Hillcrest, Qld 4118

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 112 m2

Type: Townhouse

\$420,000

ITS ADDRESSED: Opportunity not to be missed! Welcome to this immaculate presented townhouse with modern features and quality finishes on a spacious 143 sqm plan and just 8 years young. A well-proportioned floorplan features a bright and breezy open plan design, a lovely covered outdoor area, private court yard for BBQ and entertaining, and 3 generous bedrooms. Nestled in the well-kept and family-friendly complex of 'Park on Blackwell', a boutique complex with just 38 units offering tranquillity and privacy that few townhouse developments in the area can match. Townhouse features include:

- o Large, tiled open plan living area with air conditioning
- o Sleek, contemporary kitchen with quality appliances, ample storage and stone bench top
- o Three spacious bedrooms with built in robes and ceiling fans
- o Master bedroom with ensuite, air conditioning and private balcony
- o Main bathroom with bath
- o Covered alfresco entertaining area
- o Private fenced courtyard
- o Separate laundry
- o Third toilette on ground level
- o Single look up garage
- o Security screens and fly screens throughout

Prime location being close to parks, walking tracks, Greenbank RSL, Grand Plaza Shopping and schools. With excellent rental returns within the complex, this is an exceptional opportunity to add a high yield property to your portfolio, get onto the property ladder or downsize without compromising on quality, facilities, indoor/outdoor space and location. Currently occupied by fabulous tenants offering a rental return of \$390 per week and low body corporate fees; this property will suit the astute investor, first home buyer or downsizer alike, an opportunity not to be missed. Properties in this location are in high demand and a great investment opportunity with an updated rental appraisal of \$450 to \$500** per week.** The opinion of achievable rental income has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.---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. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by Tang Real Estate for any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as they appeared at the time they were taken. Areas, amounts, measurements, distances, and all other numerical information is approximate information only. For more Real Estate in Hillcrest contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.