

1B Hughes Street, Glenella, Qld 4740

SaleByHomeOwner
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Unit For Sale

Wednesday, 15 May 2024

1B Hughes Street, Glenella, Qld 4740

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 140 m2

Type: Unit



Sale By Home Owner
1300609392

Offers Over \$359,000

The phone enquiry code for this property is - 6069 Low maintenance, standalone two-bedroom, rendered brick, secure, flood-free unit in the desirable suburb of Glenella. Currently vacant ready for new owners to move straight in. Double lock-up garage at the front of the property with electric roller doors. Both bedrooms have air conditioning, ceiling fans and built-ins with mirrored doors. The main living/dining/kitchen area is also air conditioned with ceiling fans. Large kitchen (for a unit) with plenty of storage space. The tiled courtyard out the back has side access from the front and a large roll-out awning for entertaining. Address currently has FTTN NBN but is eligible for a free FTTP upgrade - I didn't action it before transferring my account. According to Dodo (my previous supplier), the highest internet speed available is 245Mbps Up/21Mbps Down with the upgrade. New roof/steel batons professionally done in May 2023. New bathroom/kitchen tapware installed professionally in April 2024. New cooktop professionally installed in April 2024. General pest treatment done in May 2024. Unit has smoke alarms and an electrical safety switch as required by current legislation. Dimensions (approximately): - Main bedroom: 3.7m x 2.9m (plus built-in) - Second bedroom: 2.8m x 2.7m (plus built-in) - Living/dining area: 5.5m x 3.7m (plus kitchen) - Garage: 7m x 6.1m (plus laundry nook) - Back courtyard: 6.7m x 6.6m (including planter-box) 1B Hughes Street is a member of a body corporate with 1A which is also owner-occupied. We have a small schemes module body corporate which is professionally managed. Broadly, the body corporate covers the shared driveway, dividing/boundary fences and buildings in the sinking fund, and also pays the building insurance for both addresses. As of the 30th June 2023 the body corporate admin/sinking fund contained just under \$19,000. Annual body corporate fees are approximately \$1,400 plus building insurance. The last half-yearly council rates notice was approximately \$1,540. The shared driveway (in the body corporate) does need attention but we've been unable to secure cost-effective and timely quotes for this to date. There aren't many standalone, secure, flood-free premium units (with low body corporate fees) in desirable suburbs in Mackay but I believe this is one of them. Please contact to arrange your private inspection of this fantastic property!