

2/15 Ceres Street, Wulkuraka, Qld 4305

HOUSEQUEST

Duplex/Semi-detached For Sale

Friday, 17 May 2024

2/15 Ceres Street, Wulkuraka, Qld 4305

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 144 m2

Type:

Duplex/Semi-detached



Tank Lee

Interest Above \$510,000

Got to love these duplex designs where both are accessed via separate streets and opposite sides of a corner block...so it feels like a separate dwelling as opposed to a duplex! Of course the other thing to love about duplexes is that you have no body corporate fees to pay and simply pay a shared building and public liability insurance policy with the adjoining owner. But in saying that...you could also be the adjoining owner as you have the option to not only purchase Unit 2...but also Unit 1 if you wanted to do a bundle deal! Each unit also has its own separate water meter which is gold since you then aren't paying for someone else's long showers or endless garden watering! This modern and well designed approx 8 year young unit has an appealing street frontage, security screens, long concrete driveway that leads into a longer than standard remote controlled door garage and also a reversing pad or 2nd vehicle concreted parking bay. The great sized main bedroom complete with ensuite, walk in robe and ceiling fan is found at the front of the home and you even have a shoe kicker offerer nook just within the front entry door! The open design and air conditioned kitchen/dining/lounge area is definitely the Central Station of this unit and it opens out into the covered pergola and good sized fenced courtyard space. The kitchen is equipped with a breakfast bar, pantry, electric appliances and a dishwasher. The 2 remaining good sized bedrooms are tucked privately away from the lounge area and both gift y'all double door built in robes and ceiling fans. The modern bathroom and separate loo is found in between both of these bedrooms. A double door built in linen/storage cupboard sits within the hallway to the garage space that also has the laundry area tucked at the front of the garage as well as a glass sliding door that exits out to the clothesline area at the side of the unit. Nothing better than being able to park your car at the end of a long work day...kick off your clothes...chuck them into the washing machine and hope they magically get cleaned, dried, folded and put onto the edge of your bed like mine mysteriously do? This elevated and flood free location is quiet and yet handy to the upgraded local train station, and just a few minutes drive to Brassall Shopping Centre and everything else that the suburb has to offer! Great tenants have been in the property since December 2023 paying \$400 week and would love to stay on longer passed their December 18 2024 lease expiry date if possible. Rates approx \$523.60 Qtr, Urban Utilities approx \$295.05 Qtr, Insurance approx \$1543.44 per year (insurance is halved with owner of other duplex and includes building insurance and public liability coverage) Bedrooms: 3 Bathrooms: 2 Formal lounge: 1 Car accommodation: 1 Outdoor entertainment: Covered pergola + fenced courtyard Fenced yard: Fenced courtyard Air conditioning: Kitchen/Lounge/Dining Roof Type: Roof tiled Security: Security Screens Tenants: \$400 week until Dec 18 2024 Amenities: Walk to train station. Short drive to Brassall Shopping Ctr and all on offer in Brassall! Flood Free? - Definitely