

**2/29 Lennon Street, Stafford, Qld 4053**



**Sold Unit**

Monday, 6 November 2023

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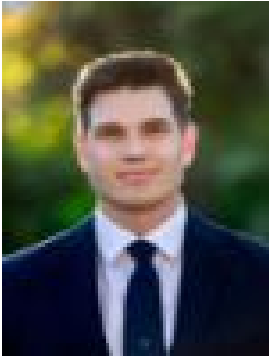
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 108 m2**

**Type: Unit**



Nicholas McLauchlan  
0456783837

**\$475,000**

Freshly painted; fully tiled throughout -therefore dust mite free; modern cabinetry and study nook; wardrobes in both bedrooms are spacious with sliding doors; near new air conditioning unit; overhead fans throughout unit; modern kitchen and bathroom; separate, modern high-standing soft-close toilet; private balcony north-east facing with collapsible clothesline on side wall and a full length shade cloth blind; large garage area, the door exit door of which is adjacent to the security entrance door to the unit, and is under cover; Fisher Paykel dishwasher (needs new motor); Fisher Paykel electric stove and modern cooktop in excellent condition; open living area; numerous power points throughout. Smoke alarms are compliant with regulations. Unit is at the front on the first floor of a two-storey complex; recently painted, cavity brick building with Colorbond roofing (recently upgraded), built on granite, on a gentle rise - no danger of flooding - ever; no danger of termite invasion either; well-maintained grounds. Body Corporate Levies are very reasonable with a very healthy Sinking Fund balance and no expected major outlays (wooden fencing currently being replaced around the clothesline area -with Colorbond fencing: outlay accounted for). Owner's state of health dictates a very reluctant decision to put the unit on the market.