

2/31 James Street, Lowood, QLD, 4311

Sold Duplex Semi-detached

Thursday, 13 April 2023



2/31 James Street, Lowood, QLD, 4311

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex Semi-detached



Carrie Bischoff

SOLD BY CARRIE BISCHOFF

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This spacious, low maintenance duplex enjoys a prime, central location only a moments walk from Lowood's shops, cafes and takeaways and just a short drive to the local Primary and High School. Meticulously cared for and lovingly maintained and offering a functional and spacious floorplan for the discerning buyer. With 2 living areas, 3 generous bedrooms, each with built in robes, a modern, galley style kitchen, combined kitchen, dining and living areas, two way access bathroom and a covered rear entertaining area. The rear yard is private and fully fenced with enough space for the family pet but small enough for easy maintenance. This modern duplex will suit first home buyers, retirees and investors alike looking for a quality property with an enviable flood-free and central position in Lowood.

Features:

- Open Plan Kitchen + Dining + Living Rooms
- Modern Kitchen with Electric Cooktop and Oven
- Ample Bench and Cupboard Space + B'fast Bar (Stone Tops)
- Separate Carpeted Lounge
- 3 Generous Bedrooms with Built in Robes
- Alfresco Entertaining – Under Roof line
- Easy care timber look flooring
- Security Screens throughout
- Rain Water tank
- Single Lock Up Garage – Remote Controlled
- Fully fenced rear yard
- Stenciled Concrete Driveway & Pathways
- Near New Electric Hot Water System
- Established Lawns & Gardens
- Solar System
- High & Dry Not affected by 2022 or 2011 Floods

Currently rented to a fantastic tenant at \$280 per week with a lease until 01st April 2022. Expected rent return that could be achieved is \$310 per week.

There is NO body corporate fees on this property! There is a shared insurance policy over the whole property (unit 1 and 2) which is shared with the owner of Unit 1. Costs as per last renewal \$1010 in total, \$505 per unit.

Urban Utilities : \$150.66 per quarter

Somerset Council Rates : \$1001 per 6 months

Offering inspection by appointment only. Don't delay – call Carrie today on 0431 779 154.