

**2/85 North Street, Harlaxton, Qld 4350**

**Unit For Sale**

Tuesday, 21 May 2024

2/85 North Street, Harlaxton, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Murray Troy  
0400772210

## Interest Above \$399,000 Invited

This impeccably presented and beautifully cared for Two Bedroom Unit is now offered for sale after almost 10 Years of ownership by the original purchaser from new. Its outstanding condition and presentation is a testament to the care and pride both the Seller and the Tenant have afforded to the of this Unit. This delightful contemporary unit offers you a spacious air conditioned open plan kitchen, casual dining area, and living/lounge room which together open out through twin Crimsafe screen corner sliding doors to the lovely private outdoor entertaining come alfresco dining area and courtyard. The kitchen is very well appointed with an electric wall oven, electric cook top, rangehood and dishwasher. The central island bench and surrounding bench tops are Caesar Stone, and there is plenty of cupboard storage and pantry space. A big refrigerator recess lets you enjoy a good big size fridge, unlike many units of today. Both bedrooms are generous in size, have large built robes and the master bedroom also enjoys reverse cycle air conditioning. The bathroom is superbly fitted out in contemporary tiles cabinetry with Caesar Stone bench tops and beautiful big basin in the vanity. It is a great family size bathroom with separate shower and bath tub. An enormous linen and storage cupboard compliments the space saving laundry located within the single lock up garage as seen on the floor plan. The garage is complete with a remote garage door, and finished with a colour coded sealer on the garage floor making it a breeze to keep clean and always looking good. It is Just a 100 metre stroll down to all the conveniences available at Northpoint Shopping Centre, and just a 5 minute drive into the CBD and all it has to offer. A short trip across to St Andrews Hospital, and the convenience of Downlands College, North Toowoomba, Harlaxton, and Holy Name Primary Schools, and Mt Lofty State High School are all just minutes away. Horn Park, the Southern Cross Reserve, North Toowoomba Andrews St Park, and the Velodrome at Griffith Parks are all close by for your choice of outdoor leisure activity. Compliant Smoke Alarms are installed. NBN is available. Rates \$1103.57 per half year. Water Access Charge \$315.29 per half year Body Corporate Fee \$550.00 per quarter. Currently Leased at \$375.00 per week until 9th September 2024, with an excellent tenant in place willing to renew a lease, if the opportunity is available. A great opportunity to secure a hassle free solid investment, or acquire your own home in the form of this lovely easy care unit, and break the rent cycle. Don't hesitate to call the Agent Murray Troy on 0400 772 210 to arrange your private inspection.