

24/1 Collins Lane, Kin Kora, Qld 4680

Townhouse For Sale

Friday, 3 May 2024



24/1 Collins Lane, Kin Kora, Qld 4680

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 161 m2

Type: Townhouse



Angie Li

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\$310,000

This unique property will have a lot of admirers for its flexible floor plan suitable for many uses. Two units, a studio plus a two bedroom, both on the one title. Perfect for leasing out, accommodating family and working from home - so many ideas! "Green fields Complex" located next to the soccer ground in Kin Kora, Just walking distance from the Sun Valley shops and popular Kin Kora primary school and a short 4 km drive to Gladstone CBD. Upstairs features:- 2 carpeted great size bedrooms with mirrored built-in robes, ceiling fan and air conditioner in all bedrooms- En-suite for master bedroom, huge main bathroom for the second bedroom-Generous open plan living, dining through the balcony-well-equipped kitchen with electric appliances including a dishwasher. Unique design downstairs features: •A multi-function room with both air conditioner and fan. •Good size shower and toilet. •Single lock up garage with remote controlled door and under cover car port. •Kitchenette, bar area and separate laundry. •Private low maintenance patio and fully fenced courtyard. •Downstairs can use as home office perfectly, Or make it a third bedroom very convenient for guest. Or leasing it out for income. Council Rates - \$3,000 approx per annum. Body Corporate Levies - \$5,435 approx per annum. Upstairs and downstairs are currently leased as two separate units. A great investment opportunity for investor with a rental return of \$560 per week. Contact Angie Li on 0403 426 412 for more information and to arrange a private inspection today. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**