

3/116 Callaghan Street, Mooroolool, Qld 4870



Townhouse For Sale

Friday, 22 March 2024

3/116 Callaghan Street, Mooroolool, Qld 4870

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Offers Over \$549,000

Nestled at the rear of a quiet and private four-villa complex, this light-filled townhouse offers exceptional space and convenience and is positioned in a highly desirable location near schools, shopping centres, and the CBD. Built in 2017, this contemporary property has been impeccably maintained and presents beautifully. Featuring four spacious bedrooms on the upper level and an open-plan living area with a charming private patio downstairs, it provides the comfort of a house with the convenience of central living. Downstairs, the residence features:- A sleek modern kitchen complete with a breakfast bar, ample storage, and quality appliances.- An open-plan living and dining area seamlessly flowing onto an undercover patio, perfect for entertaining.- Internal laundry facilities alongside a separate third toilet, accompanied by generous storage space under the staircase.- A fully fenced courtyard designated for exclusive use.- A single remote-controlled lock-up garage complemented by a second carport space and a 3sqm roller door storage shed. Upstairs, the property boasts:- A luxurious master bedroom with a walk-in wardrobe and ensuite.- Three additional well-proportioned bedrooms, each equipped with built-in wardrobes.- Main bathroom with a walk-in shower.- Split-system air-conditioning and security screens throughout, with tiled living areas and carpeted bedrooms. The Numbers:- Low body corporate fees: approx \$2,500 per year- Council rates: approx \$2,800 per year- Currently vacant with a rental appraisal of approx: \$570 - \$600 per week- Pet friendly complex subject to Body Corporate Approval Superbly located with easy access to schools and amenities, this townhouse presents a wonderful opportunity for discerning investors and owner-occupiers seeking modern comfort and absolute convenience.