

**3/191-199 Warwick Road, Churchill, Qld 4305**



**Unit For Sale**

Wednesday, 29 May 2024

3/191-199 Warwick Road, Churchill, Qld 4305

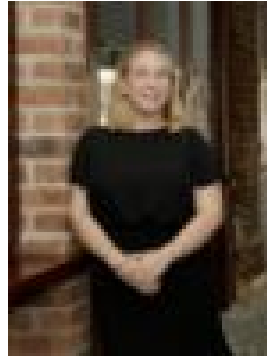
**Bedrooms: 3**

**Bathrooms: 1**

**Type: Unit**



Mitch Edwards  
0416949098



Hollie Dowling  
0452271691

**\$179,000**

PLEASE READ: These units are strictly for STUDENT accommodation! They cannot be owner occupied and all tenants must have a student number. NOTE: The floor plan image listed against this unit is for the mirror plan to this unit - meaning this unit is a mirror of the shown floorplan, otherwise it is the same. Pick yourself up a very easy "SET AND FORGET" style investment unit near the heart of Ipswich, in the UniLink Student Accommodation Village. With a high return and great on site management, these investments just look after themselves. The complex includes an in-ground pool, large recreational room with covered outdoor area and parking within the complex for tenants. This unit has recently been refurbish with new carpet and almost fully repainted inside - this unit is currently tenanted until Oct 2025 @ \$400 p/wk and this is an unfurnished unit. - 3 bedrooms, 1 bathroom, 2nd toilet - New carpet & new paint completed Jan 2024 - Leased @ \$400 p/wk until 10/2025 - Body corporate approx \$500 per month - Council rates approx \$450 per qtr - Water/sewer access of \$232 p/qtr + water usage - Strictly rental only, no owner occupiers (student) - In ground pool + common area for tenant use - On site manager, grounds keeping - Backing onto Sandy Gallop Golf Course - Ideally located, minutes to everything - Investors dream purchase! \* Disclaimer: Whilst all care has been taken in preparation, no responsibility is accepted for the accuracy of the information contained herein. All information (including but not limited to the property area, floor size, price, address & general property description) within this advertisement is provided as a convenience to you, and has been provided to Ipswich Real Estate Pty Ltd by third parties. Interested persons are advised to make their own inquiries, seek legal advice and satisfy themselves in all respects. Ipswich Real Estate Pty Ltd does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained within this advertisement.