

3/26 Willmington Street, Woolloowin, Qld 4030



Townhouse For Sale

Monday, 13 May 2024

3/26 Willmington Street, Woolloowin, Qld 4030

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 120 m2

Type: Townhouse



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Auction

When location is every thing !!! This low-maintenance Townhouse is located at the rear of the complex of just 3, plus located in a highly desirable location of Woolloowin. The double-level home provides a great environment with light-filled interior spaces, and a private back garden for entertaining, with an area of approximately 120 sqm of living space. The property is conveniently located close to Lutwyche shopping village, Woolloowin train station, bus connections and local schools all in walking distance. **PROPERTY FEATURES:**• 3 Spacious bedrooms all with built in robes. • Master Bedroom with ensuite, robe and balcony. • The rear bedroom with robe and balcony. • Additional double bedroom with robes • Updated Kitchen with electric appliances. • Tiled open plan family and dining area that flows out to the courtyard. • Low maintenance Paved courtyard perfect for entertaining and relaxing. • Single car garage with auto remote door & internal access • Laundry with separate access to rear courtyard & clothes line. • Security and Fly screens throughout. • Additional powder room on the ground level. • Air conditioning & ceiling fans. • Close to all Amenities, Walk to Local Shops & Public Transport, Woolloowin Train Station and Schools. • Ideal First Home or Investment opportunity to purchase a unique property in a complex of only 3 Town Houses. • Only 5km to the CBD • Walk to Windsor State School, St Mary of The Cross School and Woolloowin State School. **OUTGOINGS:** • Body Corporate Levies: \$875.50 per quarter • Sinking Fund Balance: \$6,557.44 • Brisbane City Council Rates: \$396.50 per quarter approximately • Urban Utilities Water: \$301.00 per quarter approximately • Rental Appraisal: \$775 - \$800 per week **Auction Date:** 08/06/2024 and onsite. Please call Michael McMahon - 0413806161 or michael.mcmahon@mgmhomes.com.au for more details. The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. **Disclaimer:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.