

3/442 Hume Street, Middle Ridge, Qld 4350



Sold Unit

Friday, 25 August 2023

3/442 Hume Street, Middle Ridge, Qld 4350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



John Rizqallah
0427976007



Scott Couper
0418534144

Contact agent

Located opposite "The Ridge Shopping Centre" giving you direct access to Woolworths, Aldi, Coles, Kmart, Middle Ridge & Nell E. Robinson Parks, restaurants, a medical centre, schools, and a hotel is this oversized townhouse which is as big as a house but without the maintenance of a large yard. If you want modern city living in a prime location, then don't look any further than this one. Currently leased until 16th of September 2023 you could purchase this as an investment & retain the tenant or move in yourself. Current rent of \$490 per week No open houses planned, so call John or Scott for your private inspection

Featuring:

- 5Yr Old property that still has the builders' warranty in place for at least another year
- Very large main bedroom with carpets & ceiling fan, plus bonus ensuite with shower and toilet and walk-in robe
- Very large second bedroom + large 3rd bedroom, both with carpets and ceiling fans and built-in cupboards
- Kitchen with electric appliances including oven, cooktop, and dishwasher. Stone benchtops & large pantry
- Large separate dining area
- Separate study area, exercise position, or utility space
- Main bathroom with shower, bath, and toilet
- Downstairs powder room off large laundry
- Updated smoke alarms to new code
- NBN fibre to the premises for fast-speed internet
- Storage area under the staircase
- Double garage with automatic door & internal access
- Outside covered entertaining area with tiled floor
- Large main living area with reverse cycle air conditioning & tiles throughout downstairs areas
- LED downlights throughout the unit
- Insulation in the ceiling
- Security screens on the front door & doors to the outside patio
- TV points in living room & main bedroom

RATES & BODY CORPORATE: General Rates - \$1,145.21/nett half year & Water Access - \$349.55/nett half year Admin + Insurance \$394.43 & Sinking fund \$172.22 (both per 3mth period)