

**3/59 Pembroke Street, Carina, Qld 4152**

**TOBIN**

**Townhouse For Sale**

Thursday, 13 June 2024

3/59 Pembroke Street, Carina, Qld 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 232 m2**

**Type: Townhouse**



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## For Sale

Body Corporate Levies for 1 July to 30 September 2024 = \$771.33  
Balance of Sinking Fund as of 10/06/2024 = \$26,649.90  
Council Rates: \$483.05 for the current quarter  
Expected Rental Return = \$600 per week approx.

This residence epitomizes the ideal home for a variety of lifestyles, whether you're a growing family, young professional, a savvy investor looking for a "move in ready" purchase or you may be seeking to downsize without compromising on space, privacy or comfort. Situated within a well maintained complex of just five owner-occupied properties and enjoying a prime location at the rear of the block, ensuring peace, privacy, and a sense of exclusivity. With its own fully fenced 232m<sup>2</sup> lot, it offers the rare sensation of a terrace house. Having just been refurbished, the home now boasts a pristine interior awaiting your own personal touch. The layout comprises two built-in bedrooms & a bathroom & toilet upstairs, complemented by a second toilet and large laundry downstairs. An ample space to potentially integrate a second bathroom in the future. The kitchen is fully equipped with brand-new appliances and blends easily into the living spaces. The expansive backyard presents an inviting canvas for creative landscaping and entertainment enhancements. A huge amount of fenced space you can really use your creativity to design something outstanding here. Another outstanding inclusion is the rare opportunity of 2 genuine car spaces with both a lock up garage and a dedicated & designated car space right at your front door. Features Include the following:- Freshly painted interior - Brand New Floor Coverings throughout - 2 Built-In Bedrooms (master with air conditioning) - Full Size Bathroom with shower/ bath & Separate Toilet - Brand New Bathroom Vanity & Tap Ware- Great sized kitchen with brand new appliances & tap ware - Separate 2nd Toilet downstairs - Large Laundry - Open Plan living with access to the rear yard and garden - Privately fenced secure back yard - Total Block size 232m<sup>2</sup> approx - 2 Car Accommodation (Garage + Exclusive Car Park) Nestled in the heart of Carina, residents enjoy seamless access to a plethora of amenities all only a moment away including a express CBD bus stop, the newly renovated Clem Jones Centre for fitness enthusiasts and the array of cafes, restaurants, and shops all just minutes away. For families, the location is central to some highly regarded local schools including St Martin's Primary and San Sisto College, as well as childcare options.