

**3/7B Eiser Street, Harristown, Qld 4350**



**Sold Unit**

Friday, 3 November 2023

3/7B Eiser Street, Harristown, Qld 4350

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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**\$357,500**

- Recently refreshed throughout - new paint and flooring- 2 good sized built-in bedrooms- Open plan living with air-conditioning- Modern kitchen boasting electric cooking appliances- Main bathroom plus ensuite- Privacy fenced courtyard- Single remote garage plus additional carpark- Rent appraised at \$375-\$385 per week- Body Corp fees approx. \$542.50 per quarter

With new paint and flooring throughout, Unit 3 at 7B Eiser Street has been perfectly designed for comfortable living. Located within walking distance to Westridge Shopping Centre, Darling Heights State School and only a short drive to the University of Southern Queensland, Japanese Gardens and Toowoomba Plaza, this modern unit ensures a smart decision as a set-and-forget investment property, or to simply move in to and enjoy a convenient lifestyle. Set in a quiet complex of only 5, the unit is both spacious and modern and features 2 built-in bedrooms, the main bedroom features an ensuite hosting a shower and vanity. The spacious lounge and dining area is open plan, with a reverse cycle air-conditioner for your year round comfort. Overlooking the living area is the stylish kitchen which boasts an electric cooktop and oven, rangehood, 2 bowl sink, breakfast bar and pantry. The family bathroom has a shower, separate bath and vanity, with the toilet separate for your convenience, and the European laundry features single wash basin. Externally there is a privacy fenced alfresco with timber decking as well as a larger private courtyard. Additionally, for your vehicle there is a single remote lock-up garage with internal access plus a second carpark in front of the unit. Investors - the property has been rental appraised at \$375-\$385 in current market conditions. Body Corporate Fees are approx. \$542.50 per quarter. Look no further! For your convenience Team Elevate is available 7 days a week to arrange your private viewing. General rates: currently \$1,103.60 net per half year Water rates: currently \$315.30 net per half year plus consumption Primary school state catchment: Harristown State School High school state catchment: Harristown State High School Home Built: 2006