

**30/302 College Road, Karana Downs, QLD, 4306**

**Sold Townhouse**

Thursday, 13 April 2023



30/302 College Road, Karana Downs, QLD, 4306

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Carrie Bischoff

## **SOLD BY RICHARD & CARRIE BISCHOFF**

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It really doesn't get much better than this...Welcome to Unit 30 in the Fairway Crest Unit Complex. Enjoying picture perfect views over the Tennis Court and Pool area with the rolling, manicured lawns of the stunning Brisbane River Golf Course beyond, this low maintenance, neat and tidy 2-bedroom townhouse is sure to impress and delight!! With fresh internal painting and new vertical blinds throughout and having been lovingly maintained and in a fabulous location in the centre of the complex. A must see for all buyers from First Home Buyers to Investors and Downsizers alike.

### **FEATURING:**

#### **DOWNSTAIRS:**

- \*\* Welcoming Portico
- \*\* Large Open Plan Lounge and Dining Area
- \*\* Central Kitchen with Electric Cooking and NEW Dishwasher
- \*\* Internal Laundry
- \*\* Powder Room
- \*\* Single Remote Garage with Internal Access
- \*\* Outdoor Patio
- \*\* Fully Fenced Courtyard

#### **UPSTAIRS:**

- \*\* 2 Very Spacious Bedrooms
- \*\* Master with Walk In Robe & North Facing Balcony
- \*\* 2nd Bedroom with Ceiling Fan & Built in Robe
- \*\* 2 Way Bathroom with Shower & Separate Bath
- \*\* Double Door Linen
- \*\* Separate WC

#### **PLUS!! THERE'S MORE..**

- \*\* Carpeted Upstairs and Down
- \*\* Security Screens Throughout
- \*\* New Vertical Blinds Throughout
- \*\* Fresh Internal Painting Throughout

#### **COSTS :**

\$790 per Quarter Body Corporate (approx.)

\$345 per Quarter BCC Rates (approx.)

\$320 per Quarter Water Rates (approx.)

#### **RENT APPRAISAL:**

There is a significant shortage of rental accommodation with the Karana Downs area. We estimate a rent of \$340 to \$350 per week would be easily achieved.

#### **COMPLEX FEATURES:**

- \*\* Resort Pool and Tennis Court
- \*\* Alfresco BBQ Facilities
- \*\* Direct Access to Karana Downs Golf Club
- \*\* Pet Friendly Complex

**LOCATION:**

Wonderful Community Atmosphere, Close to Shops, Golf Course & Bistro, Boat ramp, Parks & Bus Services for Private and State Schools both for Ipswich & Brisbane. Karana Downs Shops only a short stroll and Woolworths & Coles at Karalee Shopping Village only a 5 minute drive.

For your welcome inspection contact Carrie Bischoff on 0431 779 154

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