

**302/38 Gregory Street, Condon, Qld 4815**

PROPERTY  
VINE

**Sold Apartment**

Tuesday, 13 February 2024

302/38 Gregory Street, Condon, Qld 4815

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Natalie Hart

**\$270,000**

This beautiful spacious ground floor 2-bedroom apartment is located at the end of a quiet Court at the Riverway Point complex. The Riverway Point complex is within walking distance to Willows Shopping Centre, Cannon Park and the Riverway Lagoon and a short drive to the James Cook University, the Army Barracks, and the University Hospital, just to name a few. The complex consists of secure gated entry with keypad and swipe card access, CCTV throughout and on-site management. Unit 302 is situated on the ground level overlooking the massive sparkling inground swimming pool, the undercover BBQ area and the lush, manicured gardens. With neutral tones throughout and an open plan modern design, these units are in great demand for tenants and owner occupiers. The full sized kitchen has plenty of cupboard and bench space, dishwasher and an electric oven and cooktop. The bedrooms are big enough for King size beds with the main room having a walk in robe and ensuite. There are 70 apartments in total, consisting of owner-occupiers and tenants. Currently leased until April 2024 at \$400 per week with the potential for a good rental increase. Property Features:- 2 generous sized bedrooms, master with ensuite and walk-in robe and the second bedroom with built-in robes.- Large kitchen featuring a breakfast bar, plenty of bench and cupboard space, stainless steel appliances and dishwasher- Family bathroom with bathtub- Fully air-conditioned with ceiling fans throughout- Open plan living area- Internal laundry with clothes dryer- Great views from the undercover patio, overlooking the massive inground pool & communal BBQ area- Smoke Alarms have been upgraded to the 2022 legislation- Secure gated complex with key code and swipe card entry- On-site Management- Undercover designated car park- Plenty of visitors carparks- Walking distance to Willows shopping Centre, Cannon Park and the Riverway Lagoon.- Low body corporate fees Inspections are available - Please call Natalie Hart on 0438 926 155. DISCLAIMER: Whilst every care is taken in the preparation of the information contained in this marketing, Property Vine will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries to determine whether this information is in fact accurate.