

**3026/6 Crestridge Crescent, Oxenford, Qld 4210**



**Townhouse For Sale**

Friday, 14 June 2024

3026/6 Crestridge Crescent, Oxenford, Qld 4210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 158 m2**

**Type: Townhouse**



Brad Wilson  
0408601997



Ezekiel Simons  
0481206441

## Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Discover the ultimate in low-maintenance living in this quaint split-level townhouse - the perfect opportunity for a first home buyer or prime investment for the savvy investor. Nestled within the peaceful and secluded Terraces on the Park complex, this property offers a picturesque bushland backdrop, creating a soothing ambience whilst being conveniently close to the highway and a wealth of facilities. As you enter the residence, you'll be welcomed upstairs into the open plan living or downstairs towards the cosiness of the bedrooms. The upper level features a carpeted living space, ideal for casual gatherings or simply relaxing at home. The full-equipped kitchen boasts laminate benchtops, quality appliances, and stainless steel finishes, providing an ideal space for your culinary creations. The functional floor plan includes a secluded downstairs area with three bedrooms and two bathrooms. The master bedroom serves as a private retreat, complete with a sizeable built-in wardrobe with mirrored doors reflecting a unique sense of spaciousness, and tranquil ensuite bathroom. The two additional bedrooms offer perfect retreats for family members or guests. The main bathroom is designed for relaxation and rejuvenation, featuring a neutral colour palette and a built-in bath. Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad or Ezekiel to book your inspection time. Features include:

- Open living with carpet, split-system air-conditioning and vertical blinds for privacy
- Equipped kitchen offering laminate bench tops, a near new electric cooktop, oven, new rangehood, double sink, dishwasher and stainless steel finishes
- Master bedroom with a built in wardrobe, private balcony and personal ensuite bathroom
- Two additional bedrooms with built in wardrobes, ceiling fans and vertical blinds
- Main bathroom offering a neutral colour palette, ceramic basin, built in bathtub and separate enclosed shower
- Internal laundry with built in cupboard and additional toilet
- Linen cupboard
- Double lock-up garage with internal access
- Electric hot water
- East facing
- NBN (Hybrid Fibre Coaxial)
- Currently tenanted to 15/12/2024 at \$430 per week
- Rental Appraisal \$600-\$650 per week
- Council Rates approximately \$980 bi-annually
- Water Rates approximately \$500 per quarter (includes shared water usage charge)
- Terraces on the Park complex, Body Corporate fees approximately \$67 per week
- Rendered brick veneer, rendered board and concrete tile roof
- Built 1996

Located in the desirable suburb of Oxenford, this property is surrounded by a range of amenities. You will find schools, shopping centres, Theme Parks, Children's playgrounds, and public transport options just a stone's throw away. Additionally, the property is conveniently located near major highways, providing easy access to the Gold Coast and Brisbane. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.