

**31/1 Collins Lane, Kin Kora, Qld 4680**



**Townhouse For Sale**

Wednesday, 14 February 2024

31/1 Collins Lane, Kin Kora, Qld 4680

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 155 m2**

**Type: Townhouse**



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## Offers Over \$249,000

Located in the private 'Greenfields' Complex this tidy villa offers versatility & easy living. Greenfields Gladstone is positioned in a quiet, secluded setting within a short walk to parks, sports fields, shopping complex and primary school. The complex is made up of modern Villa Apartments and Townhouses with ample guest parking and in ground pool & recreational area for you and your guests to enjoy. This unique Villa presents DUAL LIVING CAPABILITIES with the upper-level offering:

- Two good-sized bedrooms with ceiling fans, sliding mirrored robes.
- Main with ensuite and air-conditioning.
- Carpeted air-conditioned living space & timber floors in the kitchen/dining area.
- Neat and tidy kitchen with large pantry, double sink, and modern appliances.
- Good size main bathroom.
- Rear balcony overlooking the fenced courtyard.

The lower level has its own private access and offers:

- Complete separation from the upper level.
- Carpeted bedroom.
- Air-conditioned living/dining area with kitchenette.
- Covered outdoor patio.
- Full Bathroom.
- Laundry and access through to the single car garage.
- Dedicated 2nd carpark at the rear of the complex (allocated to unit 31).

Currently vacant and ready for immediate occupancy on sale OR speak to our rental team about swiftly securing a tenant in exceptionally tight conditions with vacancy rates close to 0.5%! Villa 31 at 1 Collins Lane provides incredible affordability, flexible and comfortable dual living, perfect for extended families or share accommodation with friends. Whether it be for the smart investor, new home buyer or family on a budget – this is a great opportunity not to be overlooked! Contact Luke Watts from The Watts Team @ LOCATIONS estate agents in Gladstone for details on the next available inspection. Council Rates - \$3,200 approx per annum Body Corporate Levies - \$5,318 approx per annum Estimate Rental Appraisal - \$430 to \$450 per week\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*