

31 Cello Court,, Chinchilla, Qld 4413



Sold Villa

Friday, 3 November 2023

31 Cello Court,, Chinchilla, Qld 4413

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Trina Martin

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\$255,500

When it comes to low maintenance, contemporary living, you can't go past the 'Cello Court' Community. A small community with green open spaces and a community pool. This modern home offers all the mod cons, without the burden of the weekend maintenance of mowing house size yards, allowing you spend the time enjoying life. Within easy walking distance to Coffee Club, Panache Café, KFC and Subway dining precinct and still only a 2 minute drive to the town centre. The three double bedrooms are built in, with a walk in robe and ensuite to the master. A spacious main bathroom service the remainder of the home. Features include:: 3 bedrooms with walk in robes, the main with ensuite:: Main bathroom with bath, shower, vanity toilet:: Open plan living, dining and kitchen precinct:: Split system air conditioning throughout:: Covered entertaining area out the back:: Double, remote car garage

OWNER OCCUPIER? Vacant possession available subject to tenancy timeframes

INVESTING? Lease til 31st March 2024. The lovely tenant has been in place since 2018 and is currently renting at \$310pw (this is below current rental capacity but kept low to keep a great tenant in place)

Current expectations with a new tenant would be \$350-\$360pw

BODY CORP APPROX \$466 PER QUARTER including Body Corporate Home Insurance

COUNCIL RATES: approx. \$585 PER QUARTER

NB: Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the above details.