

**34/11 Nothling Street, New Auckland, Qld 4680**



**Sold Townhouse**

Saturday, 13 January 2024

34/11 Nothling Street, New Auckland, Qld 4680

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 136 m2**

**Type: Townhouse**



Reanna Graham

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**\$194,000**

This well-kept unit is the perfect investment or affordable living for an owner occupier. Located in a highly sought after suburb, it's close to the local schools, shops, and a range of amenities. Let's take a look at what's on offer: - As you enter the unit your welcomed by the open style, living, dining and kitchen areas. Tiled, spacious and fitted with a split system air conditioner. - Neat kitchen with standalone oven, ample amounts of cupboard space including wall cabinetry and a window above the sink to provide an abundance of natural light. - The internal stairs connect you to the two extremely spacious, carpeted bedrooms, on the upper level. Both bedrooms include, built-in robes, ceilings fans and air conditioning. The carpets are in excellent condition and provide a well-kept feeling to the unit. - The bathroom includes a shower, toilet & vanity. Neatly presented and adjacent to the bedrooms on the upper level. - The laundry is located right by the kitchen and fitted with a wash sink.- For added convenience there is a second toilet located on the first level, right by the laundry and living area. - Private fenced, grassed courtyard, located at the back of the unit and direct access to he laundry. - Fully Air conditioned throughout - Security Screens throughout - Tidy & well kept complexCurrently Tenanted until 19/12/23Current weekly rental amount - \$300 per week Year Built - 1988Council Rates - \$3,200 approx per annum Body Corporate Levies - \$1400 approx per annum Rental Appraisal Range - \$300 to \$320 per weekThis two storey unit it offering excellent value and is an ideal investment opportunity. For further information or to arrange a private inspection, please contact REANNA GRAHAM.\*\*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\*\*