

37/57 Moss Road, Wakerley, Qld 4154



Townhouse For Sale

Wednesday, 17 April 2024

37/57 Moss Road, Wakerley, Qld 4154

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: Townhouse



John Rohde
0733693651



Peter Evans
0733693651

Offers Over \$900,000

* Information about outgoings, rent return and how to make an offer can be found towards the bottom of the advert blurb

* Inspection Information: For open homes and private inspections, meet at the front of 37/57 Moss Road (enter via Forest Avenue). Discover modern luxury living at its finest in this spacious 2-storey house in Wakerley. Step into a stunning, expansive kitchen overlooking the generously sized dining and lounge areas, perfect for entertaining guests or enjoying quiet family evenings. The seamless flow extends to a fully-fenced garden with a covered alfresco area, ideal for outdoor gatherings. The master bedroom boasts a walk-in robe and ensuite, while the second and third bedrooms offer access to a private balcony each. Additional features include another balcony accessible from the common area upstairs, and another small courtyard area opposite kitchen, leading to the backyard, and a separate study. Currently rented at \$700 per week until October 2024, this property promises excellent returns on investment.

Property Details: Large 442m² block
Modern finishes throughout
Spacious kitchen with stainless steel appliances
Great sized lounge and dining room with carpet
Lounge and dining area opening to large fully-fenced garden with patio
Small courtyard area opposite kitchen, leading to backyard
Great master bedroom with ensuite and walk-in-robe
Bedrooms 2 and 3 have fitted robes and access to private balcony
Separate study area upstairs
Additional private balcony accessible from common area upstairs
Air-conditioning and ceiling fans throughout
Internal laundry
Third toilet downstairs
2 car remote-controlled garage

Complex Features (Woodgrove Estate):
Access via Forest Avenue
Visitor parking
72 lots in complex
Built in 2012-2013 approx
Quiet, suburban area
Onsite management/body corporate

Location:
Woolworths Manly West - 3 min drive
Snap Fitness 24/7 - 3 min drive
Bunnings Manly West - 5 min drive
Aldi - 6 min drive
Wynnum Manly Leagues Club - 8 min drive
Wynnum Plaza - 7 min drive
Thorneside Train Station - 8 min drive
Howeston Golf Course - 10 min drive
Manly Boathouse Dining - 11 min drive
Manly Harbour Boat Club - 11 min drive
Port of Brisbane - 19 min drive
Brisbane Airport - 21 min drive
Queens Plaza CBD - 34 min drive

School Zones:
Manly West State School (Prep to Year 6) - 6 min drive
Brisbane Bayside State College (Year 7 to Year 12) - 7 min drive

Rental: Currently rented through to 9th October 2024 for \$700.00 per week
Rental Appraisal: \$750.00 - \$800.00 per week unfurnished
Costs: Body Corp Fees - \$187.00 per quarter approx
Council Rates - \$490.00 per quarter approx
Water Rates - \$380.00 per quarter approx
Building Insurance - \$308.00 per quarter approx

Interested in making an offer? At JJ Property, we ensure transparency with our online offer portal. You will be in the loop throughout the process, know if your offer is the top offer and know when bids are closing. Contact us or copy and paste this link to get started: <https://shorturl.at/GNOY7>

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.