

37/7 Hale Street, North Ward, Qld 4810



Unit For Sale

Friday, 19 April 2024

37/7 Hale Street, North Ward, Qld 4810

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 92 m2

Type: Unit



Loretta Fabbro

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Offers over \$560,000

Boasting a hilltop location with breathtaking Coastal & City Views in the highly sought-after number one suburb of North Ward. This split system air-conditioned executive apartment features 2 bedrooms, 1 bathroom and a large 2 car remote control double lock up garage. There are only 8 apartments in this complex of 47 that offer a personal lock up garage. This perfectly presented apartment offers an open plan living flowing out onto the balcony and an unobstructed view of Cape Cleveland coastline and Townsville Cityscape with our iconic Castle Hill in the backdrop. Very affordable body corporate fees, the complex has just recently had the outside painted and the a garden makeover and updated gym equipment. This is NOT a property you would want to miss.

THE PROPERTY: The complex has its own automatic generator to run the whole complex during times the complex is without power. Both bedrooms feature built-in robes, the main has a private balcony access with Ocean and City views. Large open plan living space with views of Ocean and City Views in the background. Modern kitchen with newly replaced appliances has lots of storage space and bench space. A good size internal laundry. Modern bathroom featuring a bath tub and shower. The apartment comes with a large two car lock up garage and storeroom. Wi-Fi available at residence. On-site inground swimming pool and two separate smaller pools a fully equipped barbeque area. On-site tennis court. On-site Gym and Two Sauna facilities. Landscaped gardens only recently beautified. Ample on site visitors car parks. This complex was built in 1987. Compliant smoke alarm certificate is provided. This apartment is situated in the blue chip suburb of North Ward, with easy walk to the Strand, the City Centre, minutes to the Queensland Country Bank Stadium the home of Townsville's Cowboys football team. The apartment is vacant and ready to move-in.

RATES: 01/01/2024 TO 30/06/2024 INCLUDES WATER CHARGES GROSS FIGURE \$ 1,744.27. **ANNUAL CONTRIBUTIONS AND LEVIES:** Administration Fund: \$ 3,007.19 gross per year Sinking Fund: \$ 1,824.54 gross per year

Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.