

37 Hinchinbrook Avenue, Fitzgibbon, Qld 4018



Sold Townhouse

Saturday, 20 January 2024

37 Hinchinbrook Avenue, Fitzgibbon, Qld 4018

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1207 m2

Type: Townhouse



David Hamilton
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Alex Hamilton

\$490,000

Proudly presenting to the market this stunning home offers a perfect blend of contemporary style, modern design and low maintenance living. This beautiful and modern freehold townhouse offers so many amenities close by like schools, parks and shopping centres with low maintenance lifestyle and NO Body Corp fees will be perfect for first home buyers, investors and down-sizers. From the moment you step foot inside this property, you feel warmth and positive vibes with plenty of natural light and breeze. Downstairs of this home is where the fun activities are to be had. With an open-plan kitchen, air-conditioned dining and lounge is where the family will come together as one. The kitchen is well equipped with a dishwasher, and plenty of storage. Head upstairs and you will find the master bedroom with air-conditioner, built-in robe and ceiling fan. The rest of the two bedrooms are well sized with ceiling fans and built-in robes. The main bathroom is big in size with shower and bathtub. You will surely notice that there has been no compromise on contemporary styling, size or the building standards. You will also appreciate the single lock up garage. Rare opportunity like this is not to be missed. Please contact David Hamilton if you have any further questions. Features include:- Air-conditioned open-plan kitchen, dining, and lounge- Master bedroom with air-con, fan and built-in robe- Two bedrooms are equipped with built-in robes and ceiling fans- Single in-gate lock up garage- Internal laundry and downstairs toilet- Good sized courtyard- NBN connected Extras:- No Body Corp as this is freehold land- Council Rate : \$450 approx. per quarter- Water Bill : (Individual Meter)- Rental Appraisal : \$620-650 per week (Non NRAS)- Current Rent : \$358.00pw (With NRAS)- Leased until 20th/May/2024 FOR THE INVESTOR- Freehold land with no Body Corp- This property is currently under the National Rental Affordability Scheme (NRAS) and provides tax free benefits to the owner as follows; NRAS from 1st August 2023 to end of NRAS on 20th May 2024 is approximately \$8,687.62 NRAS from 1st September 2023 to end of NRAS on 20th May 2024 is approximately \$7,701.11. If required the property can be removed from the NRAS. FOR THE OWNER OCCUPIER- This property can be removed from the NRAS if so desired- Freehold land with no Body Corp The property is Leased until the 20th May 2024