

**4/108 Cemetery Road, Raceview, Qld 4305**



**Sold Townhouse**

Saturday, 19 August 2023

4/108 Cemetery Road, Raceview, Qld 4305

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 137 m2**

**Type: Townhouse**



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**\$359,253**

Fantastic opportunity for couples and small families, first home buyers, downsizers and investors. You will not want to miss this one. Located in a quiet complex across the road from the Raceview shops, this modern townhouse has everything you need. • 3 bedrooms, each with built-ins and fans. Master with ensuite. • Open-plan living areas serviced by split-system air-conditioning and downstairs powder room. • Contemporary kitchen with overhead cupboards, stainless-steel appliances, dishwasher, pantry and gas cooktop • Security screens and doors, blinds, fan, downlights, and low-maintenance tiles throughout lower-level living areas. • Glass sliding door opens from living area onto covered alfresco which overlooks the private, fully-fenced courtyard • Separate internal laundry with linen cupboard & contemporary bathrooms with heat lamp • 2 car accommodation - Single lockup garage with internal access & single covered carport • Common facilities include a POOL (which is only a few metres away from your front door!) and CCTV of common areas. • Body Corp approx. \$930 per qtr & Rates approx. \$460 per quarter. • Current leased to excellent tenants paying \$370 per week until April 2024. Rental appraisal of \$400- \$430 per week. Super-convenient location: • Directly across the street from the Raceview shops which include a post office, bakers, award winning butcher, chemist and more. • 250m to the 7-eleven and several takeaway shops • 650m to Raceview Hotel • 5 minutes' drive to USQ Ipswich Campus, Silkstone Coles and Cunningham Highway access • 3.5 kms to Ipswich Hospital, St Andrews Private Hospital & Ipswich City • Approx. 12 mins to RAAF Base Amberley