

# 4/4 Camp Street, Mundingburra, Qld 4812

## Townhouse For Sale

Sunday, 12 May 2024



4/4 Camp Street, Mundingburra, Qld 4812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 121 m2**

**Type: Townhouse**



Dylan Weiske

0447267806

## Low to Mid \$200,000's

Whether purchasing as a cozy live-in property, or affordable investment opportunity in Townsville's red hot market, this property is not one you want to miss. Featuring a double ensuite configuration, with an additional water closet downstairs, tiled living areas with a breezy open plan design - this property is sure to be a hit for both owner occupiers and investors alike thanks to it currently being VACANT and MOVE IN READY. Welcome to 4/4 Camp Street, Mundingburra. The Property:- 2 Generous bedrooms with built in robes- 1 Bathroom featuring walk in shower, bathtub and XL vanity- Additional toilet downstairs- Both bedrooms with access to the oversized balcony- Spacious kitchen w/ quality appliances- Tiled living areas for carefree cleaning- Airconditioned throughout- Breezy open plan design with private courtyard- Single undercover carport with room for one extra vehicle- Small complex in great location The Location: Situated in the heart of Mundingburra just seconds from Ross River Road, this beautiful townhouse is close to everything you could possibly need such as dining, education, entertainment and parks.- 3 Minutes to the Mater Hospital & Anderson Gardens- 3 Minutes to Townsville Golf Club- 3 Minutes to numerous eateries along Ross River Road- 4 Minute to Pimlico State High School- 5 Minutes to Murray Sporting Complex The Opportunity: The savvy investor that purchases this property can look forward to signing a fresh 12 month lease with a prospective tenant, and can expect an estimated rental return of approx \$350 - \$380 per week based on similar properties in the area. Owner occupiers can take vacant possession of this property and move straight in once settlement occurs. This property will be open for inspection every weekend until sold, so get in quick! Call Dylan on 0447 267 806 for more information. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.