

4/46 Mabin Street, Rosslea, Qld 4812



Unit For Sale

Friday, 3 May 2024

4/46 Mabin Street, Rosslea, Qld 4812

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 91 m2

Type: Unit



Wendy Litster
0438232788

\$220,000

This charming 2 bedroom townhouse offers a comfortable living space for its residents and represents great value for the new owner/investor. Situated in a convenient part of Rosslea just a stones throw to the River for your evening or morning walks, fantastic Schools, great Shops and public transport, location is the key here. Nestled within a small complex of only 7 townhouses, this property boasts a sense of exclusivity and privacy. Enjoy the convenience of low body corporate fees, well maintained grounds with an outdoor communal BBQ area, and a designated under cover parking space. Being situated just a stone's throw away from Ross River, residents can indulge in serene riverside strolls whenever they please. Some of the many features of this townhouse are: * Fully air conditioned* Renovated kitchen* European style laundry incorporated in kitchen* Spacious main bedroom with built in wardrobe* Good size second bedroom with built in wardrobe* Large storage room/home office upstairs* Renovated bathroom* Private courtyard to make your own little oasis* Close to shops, schools and public transport* A short walk to riverside walkways & parks* Potential Rent return is \$380 - \$420 per week* Broadband to the premise* Designated carport for your vehicle plus visitor parking With its close proximity to shops, schools, and the city centre, Unit 4 offers a superb blend of convenience and lifestyle. Don't miss out on this fantastic opportunity for investors and first home buyers alike. Contact us today to arrange a viewing and see for yourself what makes this townhouse so special. Contact Wendy Litster 7 days a week for any further information on 0438 232 788 or pop along to one of the Open Homes.