

44/336 King Avenue, Durack, Qld 4077



Townhouse For Sale

Thursday, 18 April 2024

44/336 King Avenue, Durack, Qld 4077

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 144 m2

Type: Townhouse



Linda King

0410716361

Offers over \$440,000 will be considered

Welcome to Balmoral Green, Durack! A well maintained complex, complete with inground pool and gym, awaits the investment buyer that purchases this well presented, stylish townhouse. "Balmoral Greens" is a nicely looked after complex of about 50 townhouses, just 16kms from the Brisbane CBD. Just seven years young these townhouses are a very good investment and are always in good demand. This is a home MADE for comfort, style and convenience. Set in a community spirited neighbourhood, this townhouse is a stone's throw away from parks, buses, schools, and childcare. Additionally, several popular shopping hubs just a quick drive away, ensuring your tenant has all the conveniences at their fingertips. This home features:

- 2 bedrooms – both generous in size
- King sized master bedroom with ensuite and built in robe
- Balcony off the master bedroom
- Separate bathroom complete with bathtub
- Powder room downstairs
- Large open plan living area complete with air conditioning
- Well equipped kitchen includes dishwasher and island bench
- Separate laundry
- Internal access to the property via the garage
- Tenant in place until 7 January 2025 paying \$410 per week
- Low body corp fees - approx \$1,094 per quarter (approx.) includes pool and gym
- Visitor car spaces within the complex

Additional features:

- The complex has an in-ground pool which is within a stone's throw of the townhouse and the grounds surrounding the pool easily provide a nice space to entertain guests. The complex also boasts a gym which is open for all tenants to use and is well maintained and would satisfy most people's requirements.
- Located within 16klm from Brisbane City making this an excellent investment opportunity for professionals needing easy access to the city, while enjoying suburban comforts
- Excellent school catchment area
- Walk to parks, convenient to the Ipswich and Logan motorways

To inspect, please give Linda a call on 0410 716 361 – please note that notice will have to be given to the tenant for access. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.