

45/1 Gumview Street, Albany Creek, QLD, 4035



Sold House

Tuesday, 18 July 2023

45/1 Gumview Street, Albany Creek, QLD, 4035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Wes McGregor

GREAT FIRST HOME OR INVESTMENT

Situated in the sought after Albany Edge complex, this spacious 3 bedroom townhouse would be a great first home, or rental property.

Some of the many features include:

3 generous bedrooms with ceiling fans and built-in wardrobes (including air-conditioned master)

En-suite with large shower & toilet,

Family bathroom,

Study nook,

Air-conditioned open plan lounge and dining area,

Gourmet kitchen with stone bench-tops and stainless steel appliances,

Separate laundry & third toilet

Covered out door entertaining area,

Internal access garage with remote access,

Security screens,

Gas hot water,

Separate water meter,

Communal gym in the complex,

Convenience of an on site manager,

Private setting with only one adjoining neighbour,

Adjacent visitor parking and carwash bay,

Conveniently located at the end of the complex adjoining treed walking path.

Close to schools shops and public transport.

BEST OFFER OVER \$499,000

ALL OFFERS TO BE SUBMITTED BY 5pm SATURDAY 3rd SEPTEMBER 2020 (IF NOT SOLD PRIOR)

LOCATION HIGHLIGHTS

Approximately 230 metres to Ghost Gum Court Parkland and walking trails

RATES

\$494.60 per quarter (Moreton Bay Regional Council)

QUARTERLY BODY CORPORATE LEVIES

Admin fund \$547.11

Sinking fund \$219.49

RENT

This property has been assessed by our property management team and in the current market would rent for approximately \$450 to \$470 per week

SCHOOL CATCHMENT AREA

Albany Creek State School

Albany Creek State High School

PUBLIC TRANSPORT

Walk approximately 365 metres to the nearest bus stop on Morgan Road. Catch bus to Brisbane City (Route 359)

ENTRY CONDITIONS

1/Please use hand sanitiser prior to entering the property

2/Please do not touch any objects or surfaces within the property

3/Please adhere to the 1.5 metre Social Distancing Rule

4/ Please DO NOT enter the property if you are subject to a quarantine direction, have developed COVID-19, or if you are having any symptoms of COVID-19 including fever, sore throat, fatigue or breathing difficulty

Your co-operation is appreciated.

Disclaimer: All information contained herein including the floor plan is gathered from sources we believe to be reliable, however, we can not guarantee its accuracy and interested persons should rely on their own enquiries.