

**5/30 Mercury Parade, Mango Hill, Qld 4509**



**Townhouse For Sale**

Monday, 22 January 2024

5/30 Mercury Parade, Mango Hill, Qld 4509

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Michelle Wheeler

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## Offers Over \$498,000

Welcome to your new home in Mercury Grove. Beautiful on the outside, brilliant on the inside, Michelle Wheeler from Ray White North Lakes is proud to present this incredibly central and private town home, backing onto a Council owned strip of land. You are within walking distance to a bus stop, Mango Hill train station, Mango Hill schools, childcare and much more and also within a 7 minute drive to access the Bruce highway and Westfields North Lakes. Ready now, for its new Owners to move in or rent out, we can look at a quick settlement if required.

Downstairs features include:- Open plan lounge & dining room with A/C and fan- Open plan kitchen with gas cooktop, under bench oven, dishwasher, stone benchtops, and built in shelves to the under stair storage, serving as a walk in pantry- Internal laundry with rear access- Powder room- Single lock up garage with internal access- Under cover alfresco area looking over your rear yard- Potential side access - if you changed fence into larger opening gates / visitor parking in front of this

Upstairs features include:- Master bedroom with built in robe, fan, A/C and ensuite- Ensuite with shower, vanity and toilet- Bedroom 2 - built in robe and fan- Bedroom 3 - built in robe, fan, A/C and lovely outlook to rear council owned land (who also maintain it)- Main bathroom with shower over bath, vanity and toilet

Further Features include:- Brick, cladding and colourbond construction- Security screens throughout- Carpets have been replaced by beautiful floating floors - Upgraded fans- Onsite pool - four doors down- A private position- Extra off-street parking available for visitors- Body Corp annual fee of approx. \$3,363 (including Admin & Sinking funds, building insurance, yearly termite inspection and yearly internal pest spray), all you then need to consider is your private contents insurance (Body Corp is paid quarterly - approx. \$840.75)- \$449.48 for last quarter - Unity water \$386.38 for last quarter - Separately metered water- NBN available- Built in approx. 2015- approx. 134sqm under roof- approx. 135sqm block of land- Potential rental return of up to \$560 per week

Email Michelle today for any further information. See you at the open home if you would like to live here.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.