

5/4 Cambridge Street, Currajong, Qld 4812

Sold Unit

Friday, 1 September 2023

5/4 Cambridge Street, Currajong, Qld 4812

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 119 m2

Type: Unit



Craig Allom
0422995139

\$170,000

Location Location Location : you must click on the google map at this website. Otto's Warina Precinct is directly behind you. Garbutt Industrial Area is directly across the intersection. This places all conveniences within walking distance (we have listed some below). Great school catchment zones, public transport and so much more surround you ! Current rental Appraisal north of \$325 per week. We are obtaining all documents for Body Corporate (including Body Corporate Disclosure Statement, Pet Application, Minutes of Meetings etc), Townsville City Council Rates Notice, Rental Appraisal etc. We are here to help you understand this property opportunity. Income: The current homemaker has been living in this property for 10 years. The owner has been more than generous with rental arrangements for this homemaker. This homemaker is happy to move on and only needs 2 months notice. The market value of rental income is ++ (north) of \$325 per week. This is a wonderful opportunity. Location : • Currajong is centrally located in Townsville. From this location you are able to travel to the outskirts of all Suburbs in any direction easily • Directly behind this unit complex is Otto's / Warrina Precinct which includes : Gourmet Supermarket, Fast Food, Retail Shopping, Locally Owned Family Cinema Complex. • Public Transport travelling in any direct around Townsville can be walked to within minutes (request the public transport link document we have on file) • Garbutt Industrial Precinct is the direct opposite suburb which includes: Dan Murphys, Work Opportunities, Domain Large Shopping Retail, Bunnings and so much more • Pimlico State High School & Currajong State School Catchment Zones -(hard to get better) You will adore : • Internal exclusive garage which includes storage room + internal access to unit + large space • Exclusive courtyard at the rear of the property • Tiled downstairs for high traffic areas • Non-Original Kitchen - very functional with great cupboards and bench space • Downstairs internal laundry facilities • Internal timber stair case - plenty of room to make use of under the stairs to enlarge your living area • Two large bedrooms upstairs with built in cabinetry • Separate toilet to the bathroom • Great natural light and plenty of ventilation keeps this unit cool in summer naturally • Air Conditioning in both bedrooms and living area downstairs The owner has retired after faithful service to our community. It is time for him to sell this investment property and we are proud to be representing the seller and helping buyers! Jools Munro & Craig Allom are here to help you. We are blessed to be working 7 days a week - so please do reach out to us in order for us to help you. Jools & Craig are proud to be helping the property seller in the Townsville Property Market.