

**55D/26 Mecklem Street, Strathpine, Qld 4500**



**Sold Villa**

Wednesday, 29 May 2024

55D/26 Mecklem Street, Strathpine, Qld 4500

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 135 m2**

**Type: Villa**



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**\$498,000**

Cara Bergmann Properties is delighted to present this beautiful lowset villa in the impeccably maintained Strathpine Village Complex. With low body corporate fees, this 2 bedroom villa is a perfect choice for downsizers, first home buyers and astute investors. Nestled at the back of the complex, this villa offers a peaceful retreat with green space right behind it. Enjoy your morning tea in the private courtyard while listening to the birds. If you're seeking a low maintenance property in a safe, quiet location with all amenities at your doorstep this unique home is ideal for you. 95 Units within the complex. Property Features: • A carpeted living and dining area with sliding door access, allowing natural light to flood through to the private courtyard. • The kitchen is equipped with ample storage, oven, cooktop and rangehood. • Two good sized bedrooms both with built in robes for generous storage. The main bedroom includes a sliding door with access to the courtyard. • The bathroom features a vanity, shower and bath with a separate toilet. • The courtyard is fully fenced and paved yard with a great size offering both privacy and space. The courtyard also includes a side gate to access the communal social green space with picnic tables. • Ample storage options, including a large linen cupboard in the hallway. • The single automatic garage has been converted into a rumpus room with vinyl flooring. • The internal laundry is situated in the garage complete with a washbasin. • A huge walk in store in the garage ensures plenty of space for storage. Approximate costs: • Body Corporate Administration Fund \$320.21 Per Quarter • Body Corporate Sinking Fund \$93.45 Per Quarter • Amount in Sinking Fund \$177849.52 as of 20 May 2024 • Rental Appraisal \$380 - \$420 per week • Rates \$325 Per Quarter • Electricity \$242 Per Quarter • Water \$330 Per Quarter Location: Enjoy the convenience of walking to everything you need. The shopping centre, train station, buses, doctors, specialists, private hospital, movie theatres and restaurants are all just meters away. Are you ready to make this villa your new home? Don't miss out on this exceptional opportunity! \*\*\*Building and Pest available for interested buyers. Contact Cara Bergmann Properties today to make this exquisite property your new home. \*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.